



Kenilworth Avenue, Harrow, HA2 8RZ

David Conway and Company are delighted to offer this skilfully extended three bedroom semi detached house with loft room offe red in excellent condition throughout. Benefitting from two bathrooms, extended contemporary 17'8 x 12'11 kitchen/diner with granite worktops, 20'4 x 11'3 through lounge, gas central heating and double glazed, approximately 95' rear garden and off road parking for 2 cars. Situated approximately 1.2 miles equidistant from Northolt Park and South Ruislip Chiltern Railway Stations and approximately 1.4 miles equidistant from Northolt Central Line Tube Station and South Harrow Piccadilly Line Tube and Bus Stations. Viewings are highlv recommended.

Guide Price £565,000

Freehold



- SPACIOUS THROUGH LOUNGE
- EXTENDED FULLY FITTED KITCHEN/DINER
- DOWNSTAIRS SHOWER ROOM
- FAMILY BATHROOM
- THREE BEDROOMS
- LARGE LOFT ROOM
- APPROX 95' GARDEN
- POTENTIAL FOR FURTHER EXTENSION STPP
- OFF STREET FRONT PARKING FOR 2 CARS
- OAK WOOD FLOORING DOWNSTAIRS

Property Description

ENTRANCE

Upvc double glazed entrance porch, upvc double glazed entrance door to:-

HALLWAY

Upvc double glazed window, built in storage.

THROUGH LOUNGE

20' 4" x 11' 3" (6.2m x 3.43m) Upvc double glazed bay window, coved ceiling, radiator.

DOWNSTAIRS SHOWER ROOM

Modern white coloured suite comprising low level w.c., fully enclosed shower cubicle, vanity wash hand basin, fully tiled walls, tiled floor, upvc double glazed window, extractor fan.





LUXURY KITCHEN/DINER

17' 8" x 12' 11" (5.38m x 3.94m) Range of oak wall units with matching base units and granite worktops over. Inset stainless steel single bowl with double drainer sink unit and monobloc taps. Washing machine, integrated dish washer. Built under oven with gas hob and extractor over. Space for fridge freezer. Wall mounted combination gas central heating boiler, part tiled walls, tiled floor. Radiator, upvc window and double glazed door to garden.

LANDING

Upvc double glazed window, access to insulated loft room via pull down ladder with power and light, built in airing cupboard.



BEDROOM ONE

10' 3" x 11' 2" (3.12m x 3.4m) Upvc double glazed window, range of fitted wardrobes with cupboards over, radiator.

BEDROOM TWO

9' 7" x 9' 6" (2.92m x 2.9m) Upvc double glazed window, range of built in wardrobes, radiator.

BEDROOM THREE

7' 3" x 7' 2" (2.21m x 2.18m) Upvc double glazed window, radiator.

FAMILY BATHROOM

Coloured suite comprising acrylic panelled bath with mixer taps and shower unit over. Pedestal wash hand basin, low level w.c. Fully tiled walls, tiled floor. Double glazed window.



REAR GARDEN

Approximately 95', paved patio area leading to lawn with flower and shrub borders, brick outhouse.

OFF STREET FRONT PARKING

For 2 cars, paved.

EPC To Follow

