



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £680,000

## Northwick Avenue, Kenton, HA3



- THREE DOUBLE BED SEMI-DETACHED
- TWO RECEPTION ROOMS
- GUEST WC
- DOUBLE GLAZED WINDOWS
- FULLY FITTED KITCHEN
- OPPOSITE NORTHWICK PARK STATION
- VERY SPACIOUS THROUGHOUT
- CHAIN FREE
- NEW BATHROOM SUITE
- 70` REAR GARDEN

We are delighted to offer for sale this spacious three double bedroom semi-detached family house situated on this popular residential road opposite Northwick Park station. (met line) and close to all local amenities.

The property is offered in excellent decorative order throughout and benefits include:

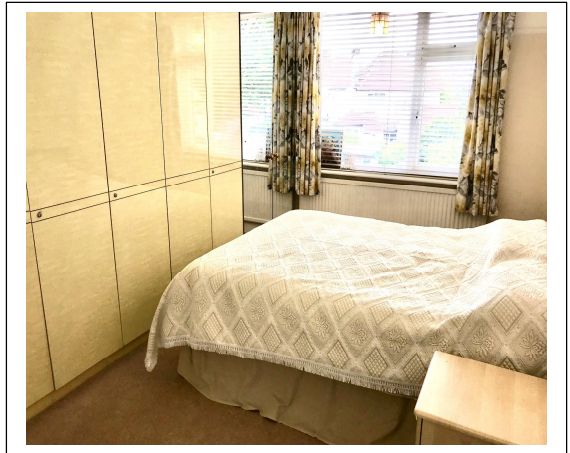
Two reception rooms, three double bedrooms, gas central heating, double glazed windows, guest wc, fully fitted kitchen, new bathroom suite with walk in shower, approx 70` rear garden, own drive with parking for 2 cars.


Chain Free.

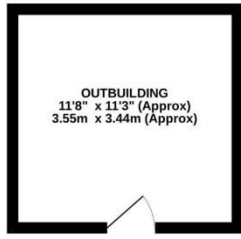
Call 020 8907 2525 to arrange a viewing.

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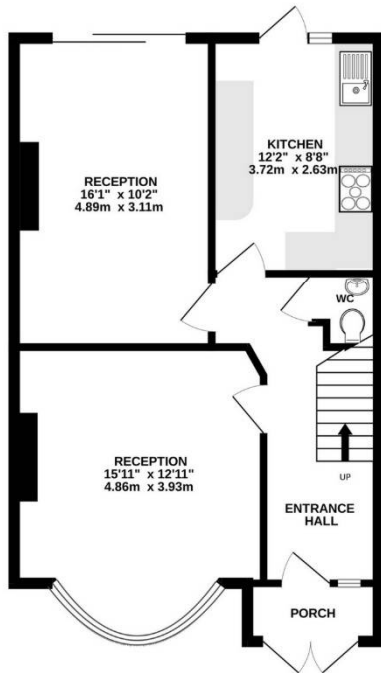




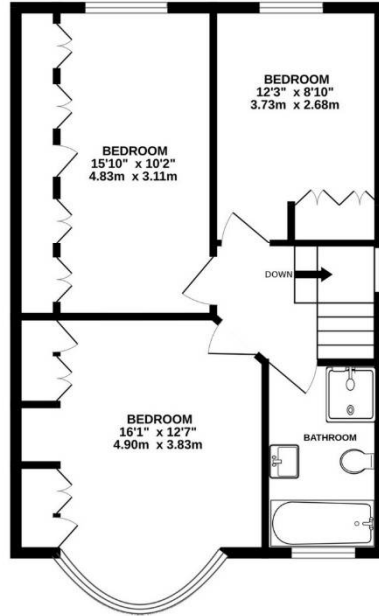
Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	60	84
England, Scotland & Wales <span style="float: right;">             EU Directive 2002/91/EC              </span>		



OUTBUILDING  
132 sq.ft. (12.3 sq.m.) approx.



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

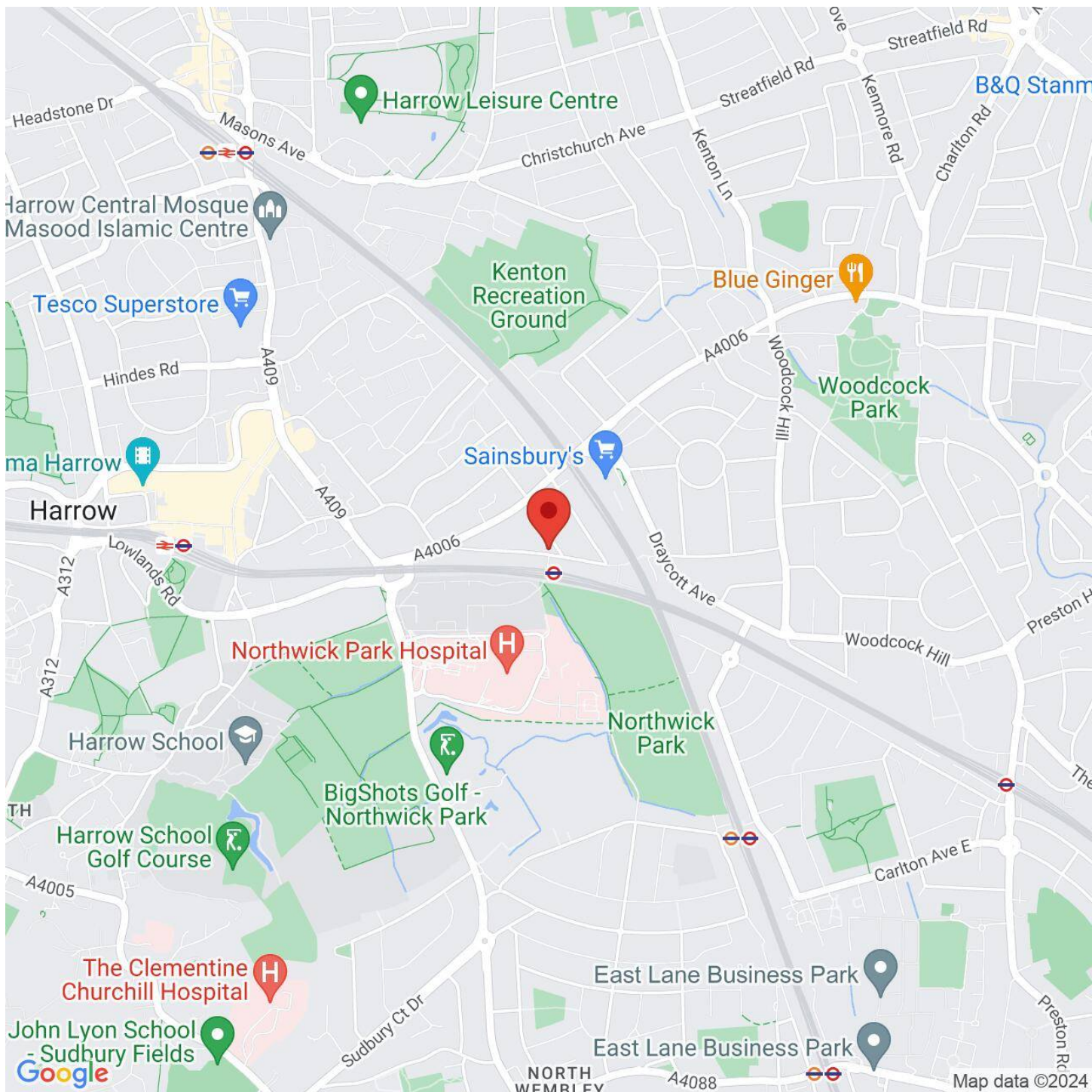


1ST FLOOR  
551 sq.ft. (51.2 sq.m.) approx.

**NORTHWICK AVENUE, KENTON, HA3 0AA**

**TOTAL FLOOR AREA : 1246 sq.ft. (115.7 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD**

134a Kanton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.