



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £1,100,000

## The Ridgeway, Kenton, HA3



- FOUR/FIVE BEDROOM DETACHED HOUSE
- TWO BATHROOMS
- GUEST WC
- SELF CONTAINED ANNEX/STUDIO WITH OWN KITCHEN
- MOUNT STEWART CATCHMENT
- HUGE SCOPE TO EXTEND/DEVELOP
- WIDE CORNER PLOT
- GAS CENTRAL HEATING
- SOUGHT AFTER ROAD
- 10 MINS TO NORTHWICK PARK STATION (Met Line)

Allan Howard & Co are delighted to offer for sale this substantial 4/5 bed 2 bathroom detached family house with self-contained annex/studio flat with fitted kitchen situated on a very wide corner plot on this much sought after road in the Mount Stewart Catchment area. The property has huge scope to extend/develop further subject to planning permission.

Mount Stewart School is a 5 min walk and transport links are all close by. There is a garage at the rear of the property accessed from Woodcock Hill.

The property is situated close by to the shops and amenities of Kenton, whilst the open spaces of Woodcock Park are within easy reach. Local transport links are available nearby with Northwick Park Station (Met

Line)  
only a 10 min walk.

## Ground Floor

Guest WC, dining room, reception room, kitchen/breakfast room, utility area, door leading to separate annex/studio with fitted kitchen and shower cubicle, large storage cupboard, door leading to garden.

## First Floor

Three double bedrooms, One single bedroom, combined bathroom/WC.

## Outside Front

Very wide frontage, laid to lawn, side access gate leading to garden.

## Rear garden

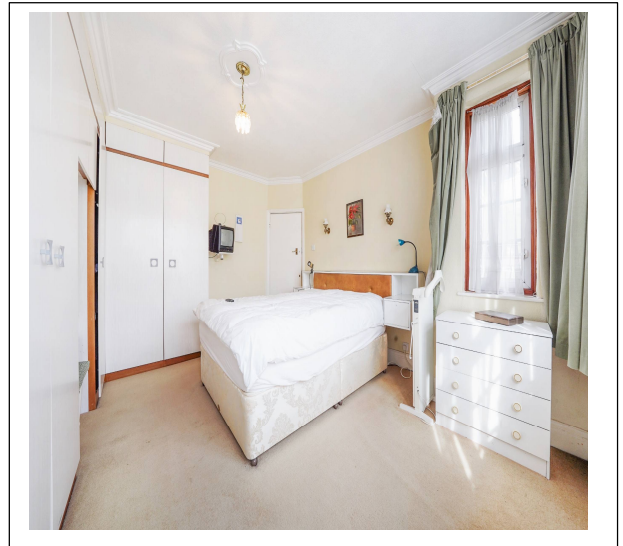
Laid to lawn, raised patio area, garage at rear accessed via Woodcock Hill

There is HUGE scope to extend/develop subject to planning permission

**NO CHAIN . VACANT POSSESSION. KEYS IN OFFICE**

# The Ridgeway, Kenton, HA3









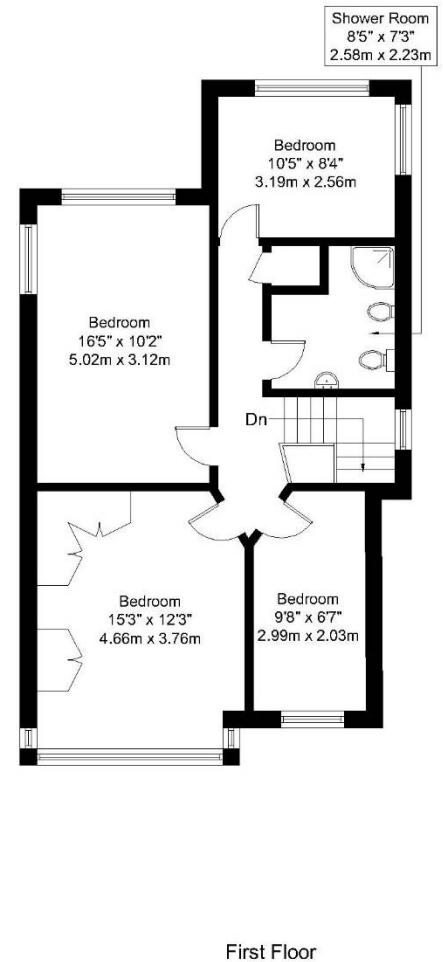
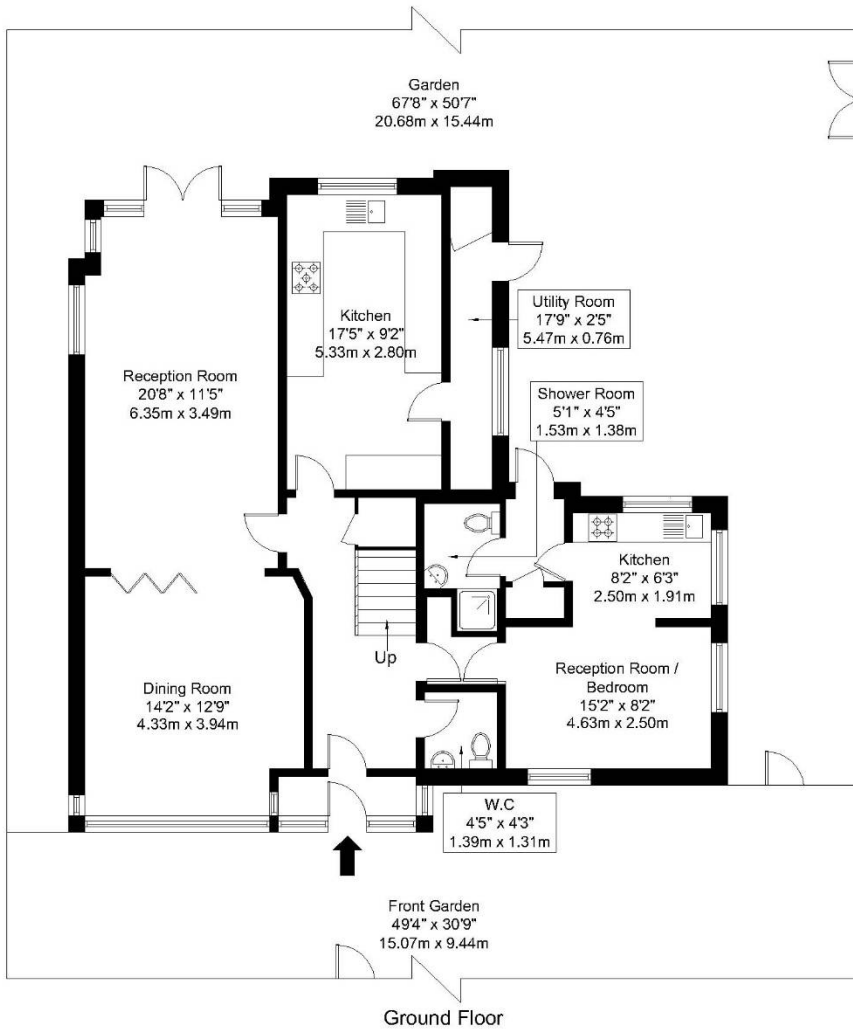
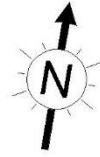
# The Ridgeway, HA3 0LW

Approx Gross Internal Area = 164.1 sq m / 1766 sq ft

Front Garden = 156.9 sq m / 1689 sq ft

Garden = 407.1 sq m / 4382 sq ft

Total = 615.4 sq m / 6624 sq ft

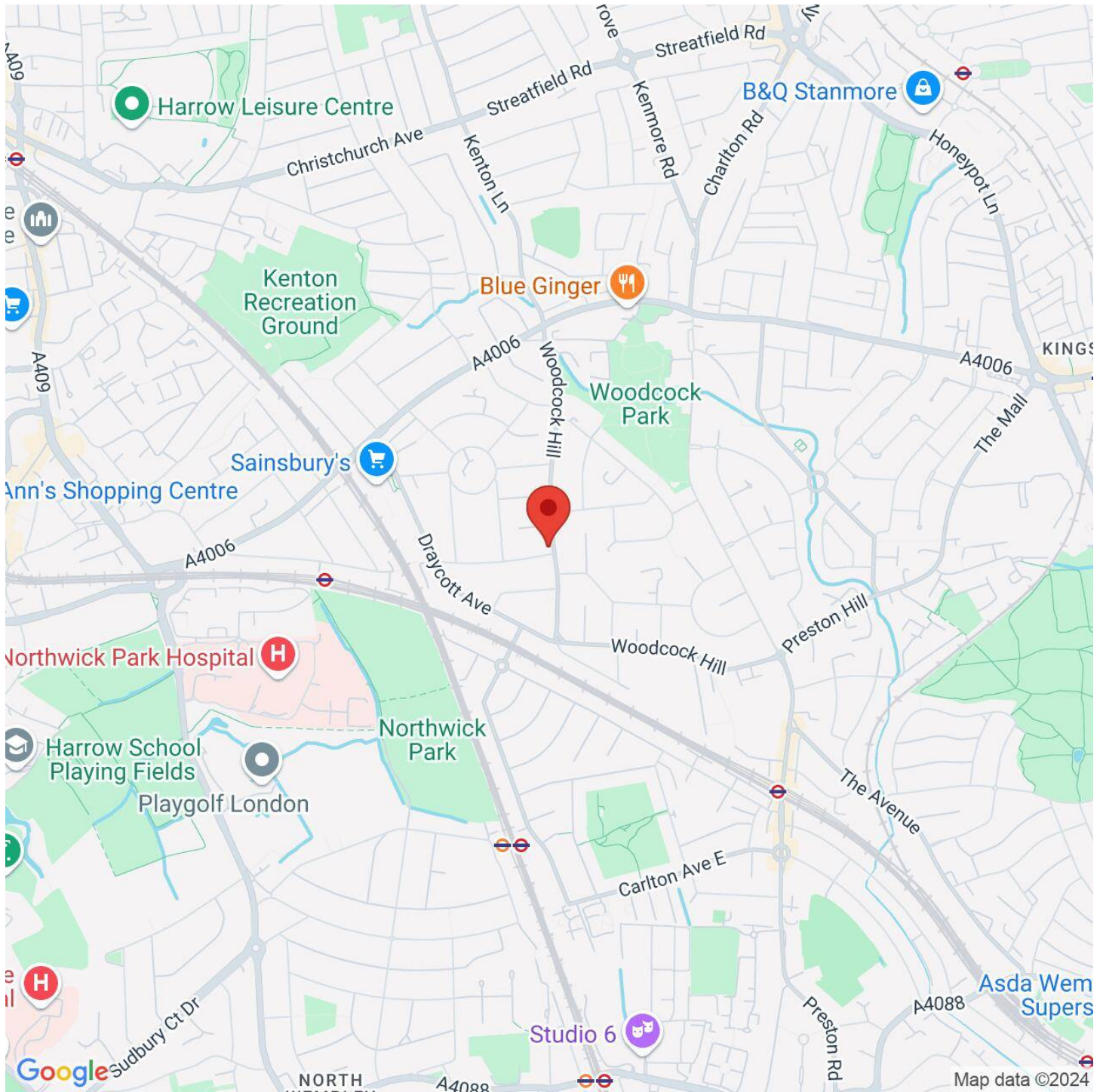


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PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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**VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD**

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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.

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