



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£695,000

Regal Way, Kenton, HA3



- EXTENDED THREE DOUBLE BED FAMILY HOUSE
- TWO BATHROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CLOSE TO EXCELLENT SCHOOLS
- 10 MINS WALK TO PRESTON ROAD STATION (MET LINE)
- STUDY ROOM
- LOVELY REAR GARDEN
- PARKING FOR 2 CARS
- FANTASTIC CONDITION THROUGHOUT

A superbly presented and extended three double beds, two-bathroom semi-detached family house situated on this popular residential road in Kenton close to excellent schools and Preston Road station (Met Line) and located close to the open spaces of Woodcock Park. Benefits include: gas central heating, double glazed windows, two bathrooms, study, parking for 2 cars on driveway.

This beautifully presented family home is offered for sale in excellent decorative order and is located close to excellent schools including Uxendon Manor, Mount Stewart, Claremont and St Gregorys science college.

Ground floor accommodation:

Through lounge, study, kitchen/breakfast room, guest WC/shower room

First floor accommodation:

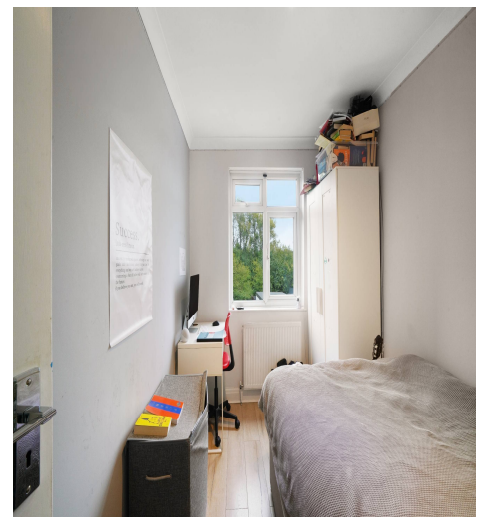
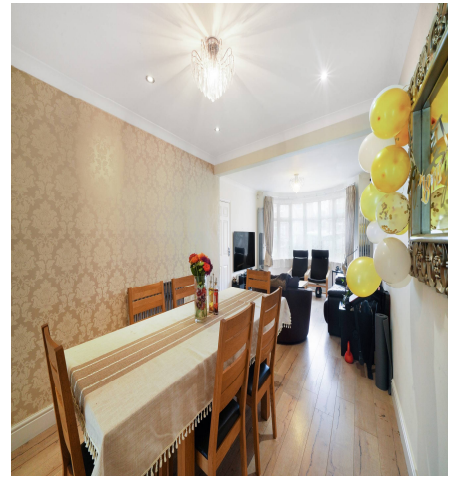
Three double bedrooms, combined bathroom/WC

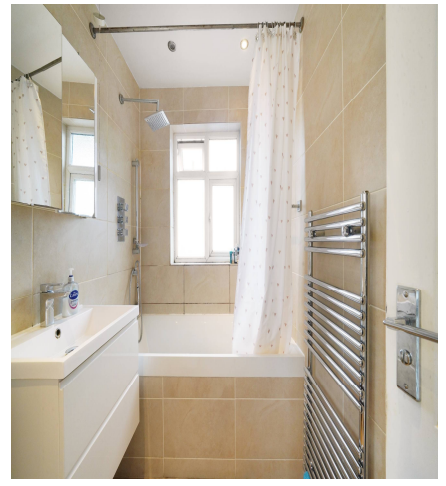
The lovely rear garden has a raised patio area and is approx. 80`

There is off street parking for 2 cars on the driveway.

Call us now to view this wonderful property. 020 8907 2525

Regal Way, Kenton, HA3





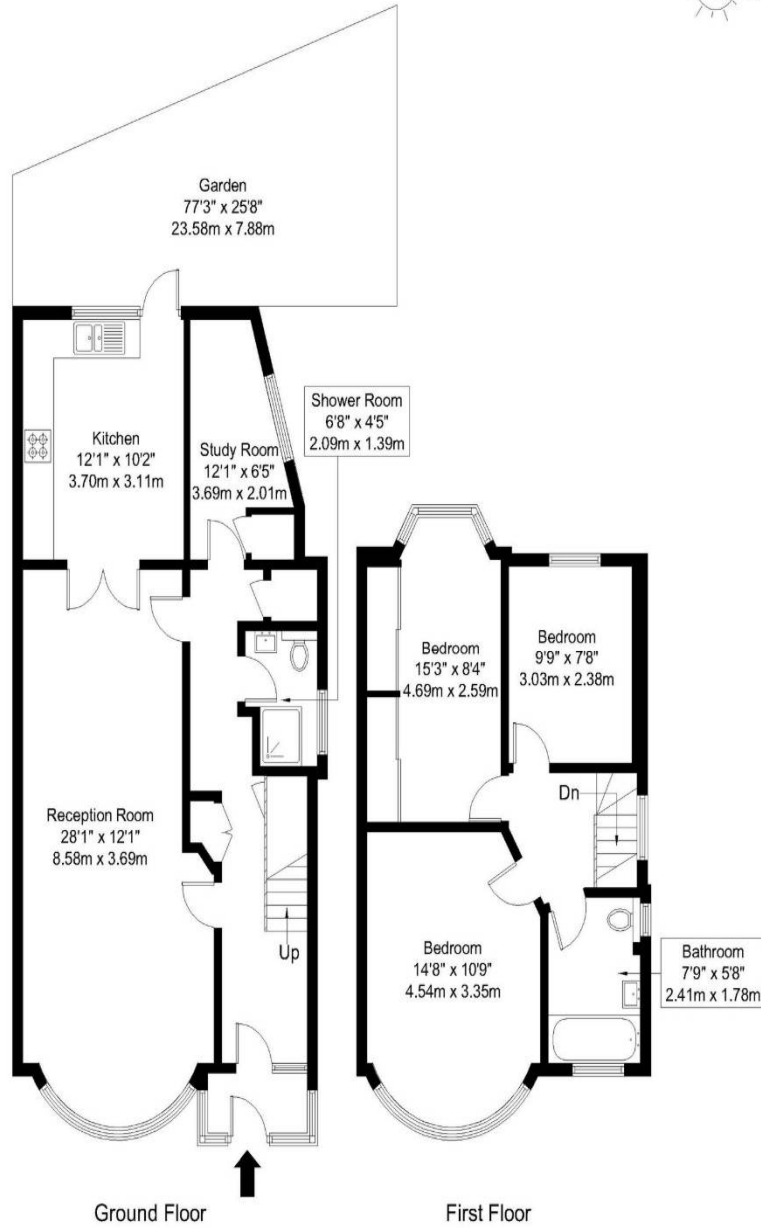
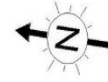
Energy Efficiency Rating		
	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	62	83
England, Scotland & Wales EU Directive 2002/91/EC 		

Regal Way, HA3 0RY

Approx Gross Internal Area = 108.5 sq m / 1168 sq ft

Garden = 165.3 sq m / 1779 sq ft

Total = 273.8 sq m / 2947 sq ft

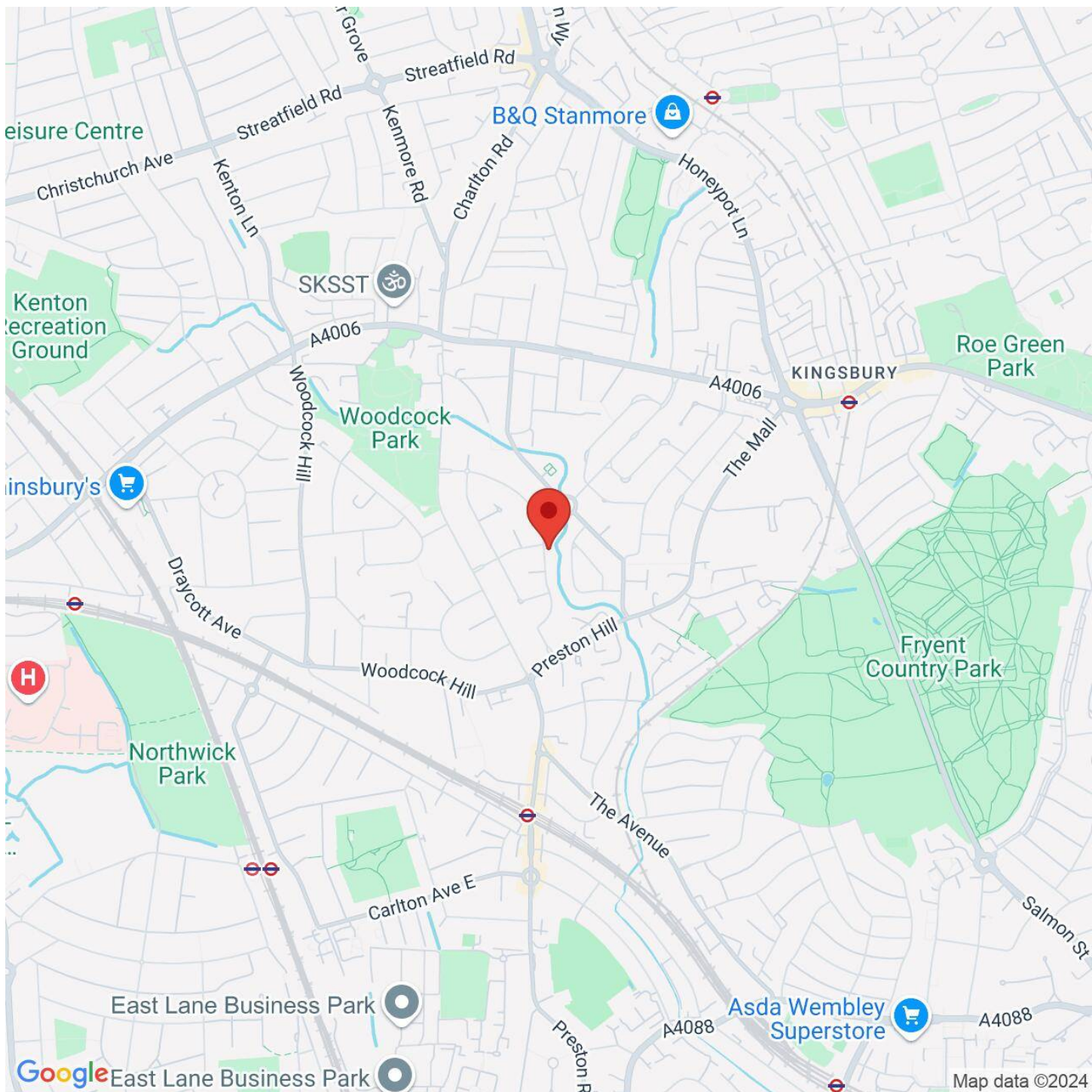


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PLAN**

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.

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.