



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£849,950

Winchfield Close, Kenton, HA3



- EXTENDED THREE DOUBLE BEDROOM HOUSE
- GUEST WC
- HUGE SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION
- UTILITY ROOM
- GARAGE OWN DRIVE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- 100' REAR GARDEN
- SOUGHT AFTER CUL-DE-SAC LOCATION
- MOUNT STEWART CATCHMENT

Allan Howard & Co are delighted to offer for sale this extended and spacious 3 double bedroom semi-detached family house with garage and own drive situated on this sought-after quiet cul-de-sac location off the prestigious Northwick Circle. The property has huge scope to extend subject to planning permission.

Benefits include: guest wc, 3 double bedrooms, utility room, fully fitted kitchen, through lounge and another extended reception room, gas central heating, double glazed windows, approx. 100' rear garden, garage with own drive with parking for 2 cars.

The property boasts a welcoming entrance hall, 2 reception rooms (1 extended), modern fitted kitchen, utility room, guest wc.

On the first floor there are 3 double bedrooms and a family bathroom.

This superb property benefits from a fantastic location in the Mount Stewart catchment area with easy access to transport links, places of worship and excellent schools.

Viewing is highly recommended !!!

Winchfield Close, Kenton, HA3



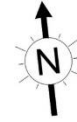




Energy Efficiency Rating									
	Current	Potential							
<div><div><div>Very energy efficient - lower running costs</div><div><div>(92-100) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div><div>Not energy efficient - higher running costs</div></div></div></div> <tr><td></td><td>65</td><td>85</td></tr> <tr><td colspan="3">England, Scotland & Wales</td></tr> <tr><td colspan="3">EU Directive 2002/91/EC</td></tr>		65	85	England, Scotland & Wales			EU Directive 2002/91/EC		
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Winchfield Close, HA3 0DT

Approx Gross Internal Area = 164.26 sq m / 1768 sq ft



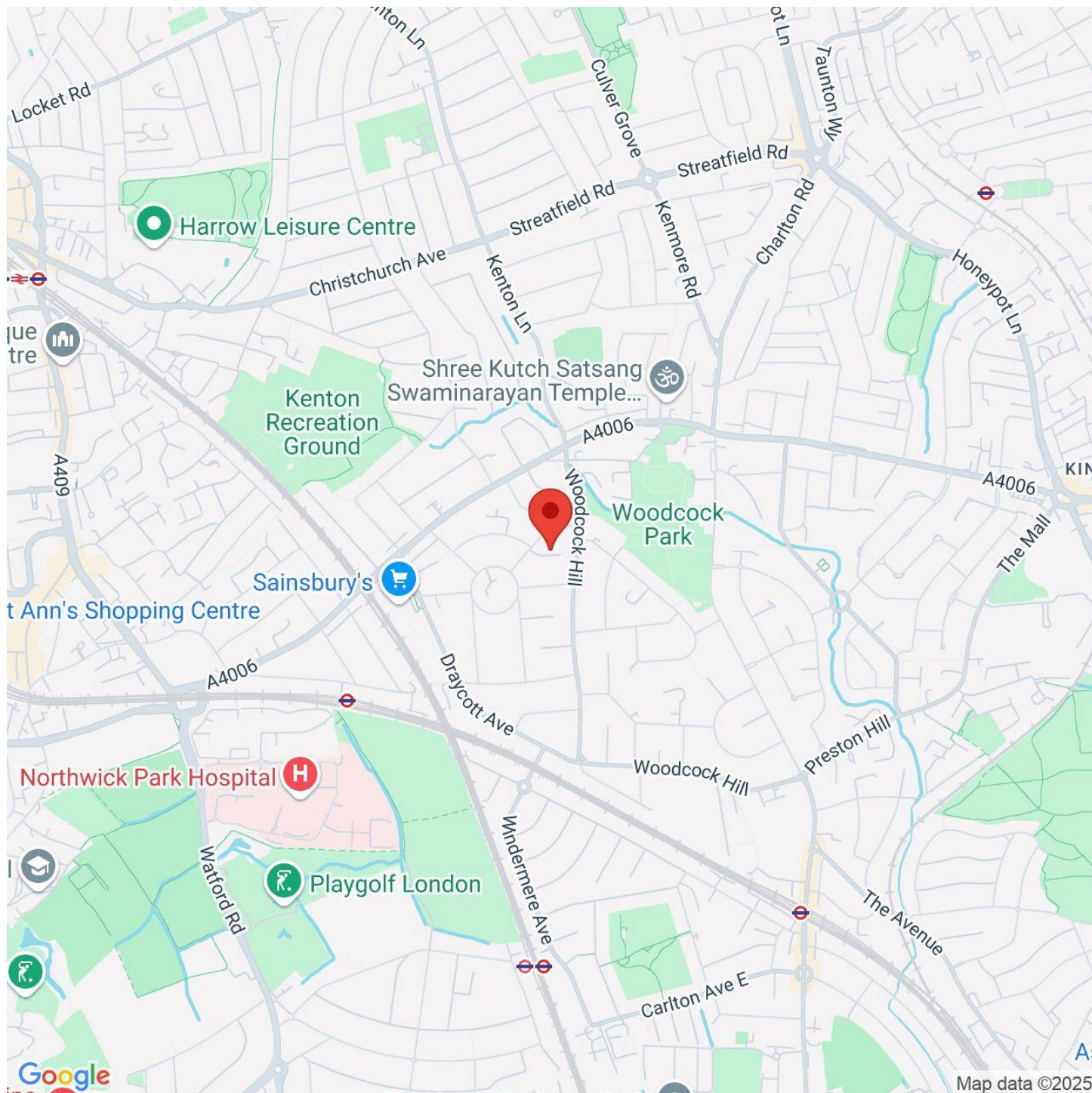
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**BLEU
PLAN**

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.