



# Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

## £665,000

## Brampton Grove, Kenton, HA3



- THREE BEDROOM FAMILY HOUSE
- HUGE SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION
- GARAGE OWN DRIVE
- DOUBLE GLAZED
- POPULAR RESIDENTIAL ROAD
- LARGE REAR GARDEN
- TWO RECEPTION ROOMS
- NEEDS UPDATING
- FULLY FITTED KITCHEN
- UTILITY ROOM

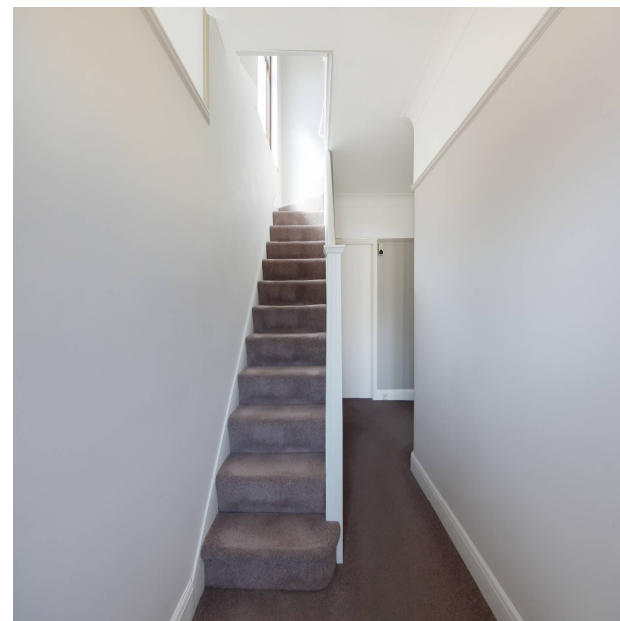
Allan Howard & Co are delighted to offer for sale this spacious 3 bedroom end of terraced family house with garage and own drive. The property is situated on a very popular road in Kenton and has huge scope to extend subject to planning permission and is located close to excellent schools and all local amenities.

Benefits include: double glazed windows, two reception rooms, fully fitted kitchen, utility room, two double bedrooms, one single bedroom, bathroom with separate WC, guest wc, large rear garden, needs updating, garage with own drive.

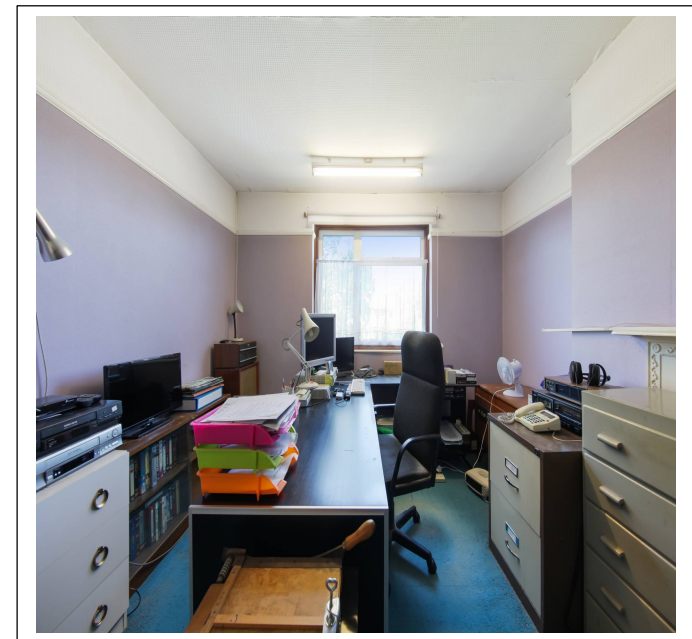
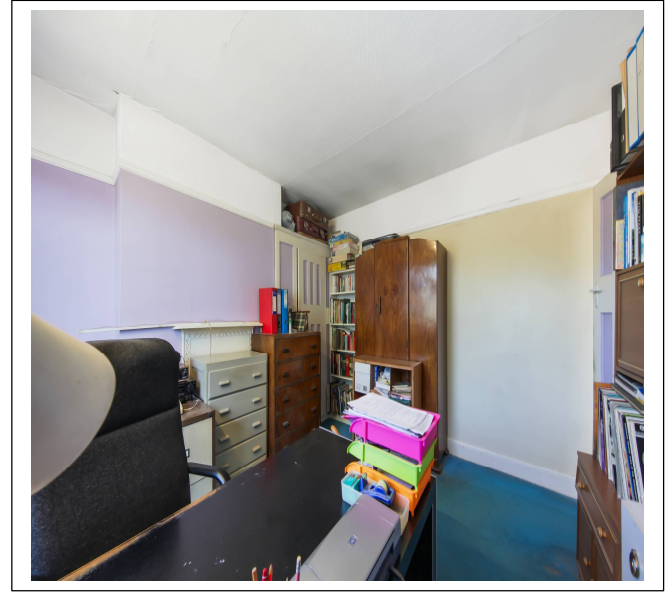
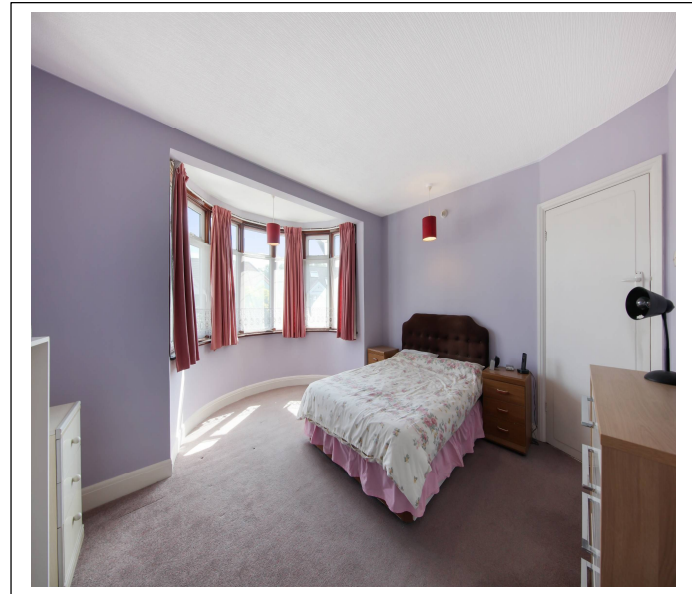
There is ample scope to extend subject to planning permission.

Early viewing is strongly recommended.

# Brampton Grove, Kenton, HA3









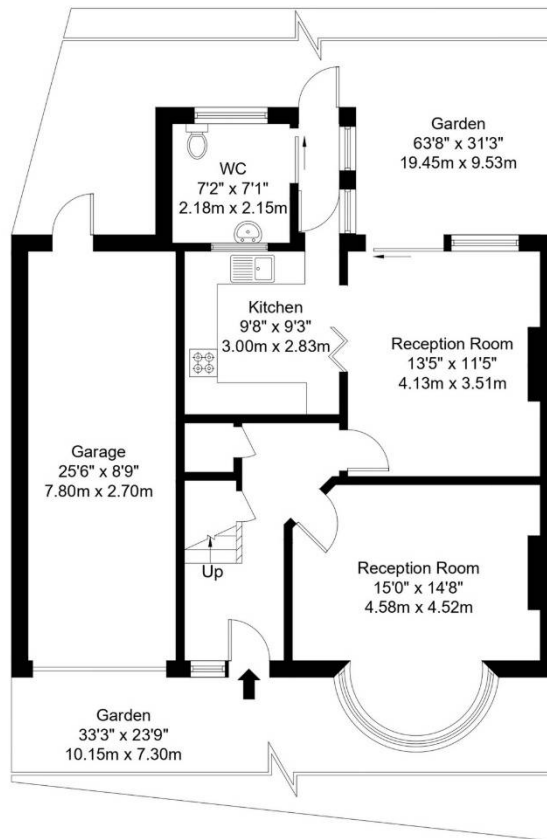
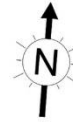


# Brampton Grove, HA3 8LD

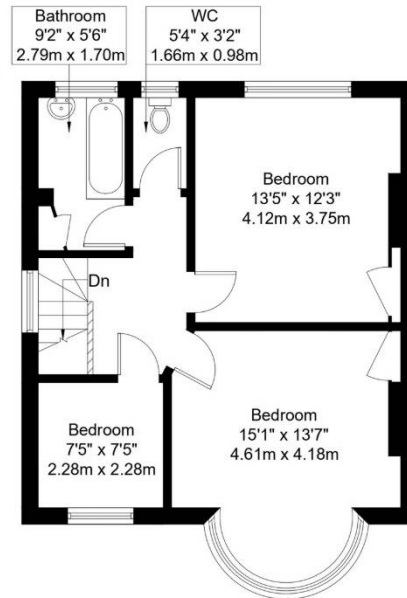
Approx Gross Internal Area = 110.63 sq m / 1190 sq ft

Garage = 20.22 sq m / 217 sq ft

Total = 130.85 sq m / 1408 sq ft



Ground Floor



First Floor

Ref :

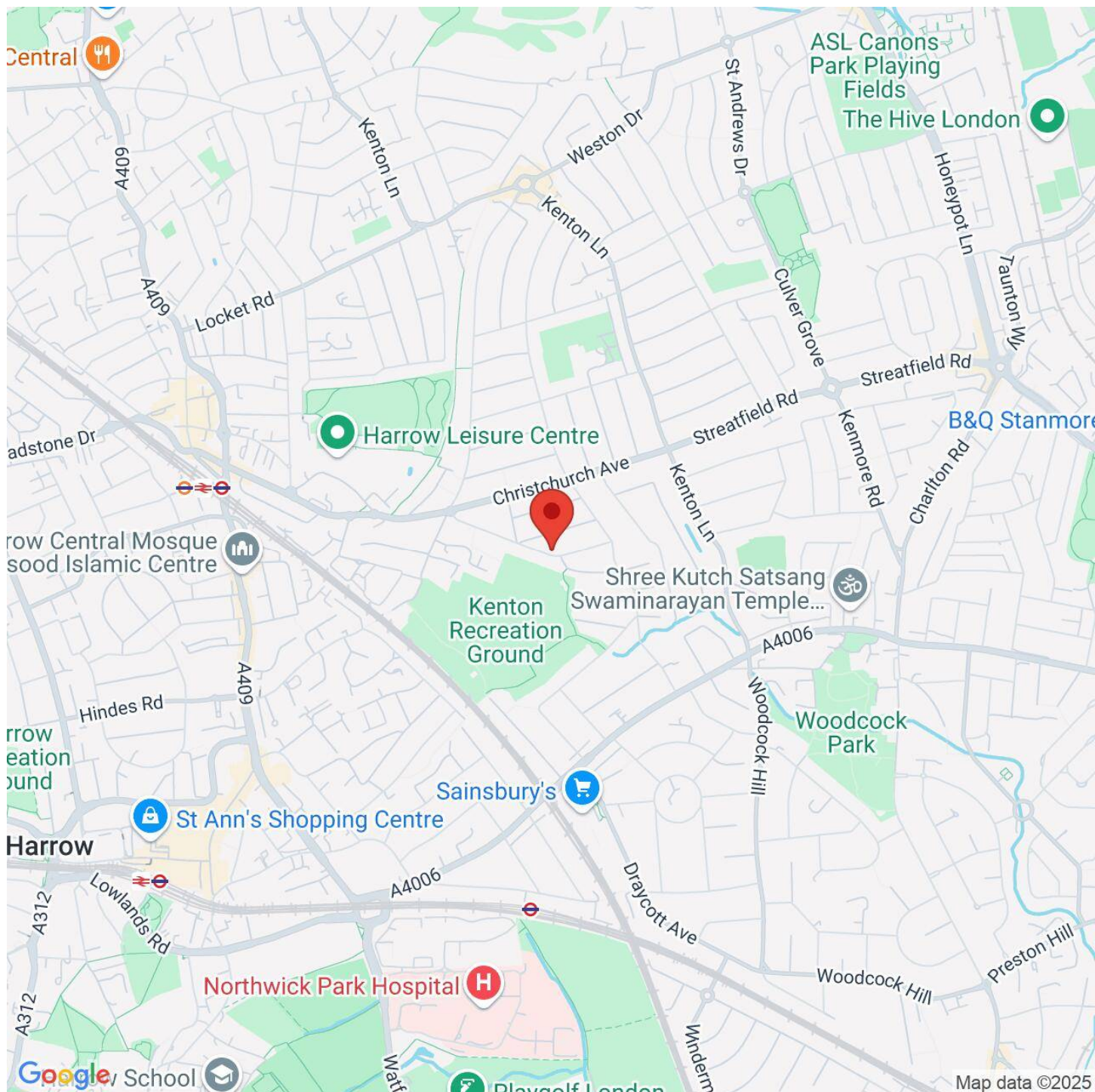
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**B L E U**  
**P L A N**

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.