



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£605,000

Brampton Grove, Kenton, HA3



- FOUR BEDROOM FAMILY HOUSE
- DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- OWN DRIVE FOR 2 CARS
- LARGE REAR GARDEN WITH DECKING
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO HARROW & WEALDSTONE STATION
- EXCELLENT DECORATIVE ORDER THROUGHOUT
- SPACIOUS THROUGH LOUNGE
- CLOSE TO EXCELLENT SCHOOLS

Allan Howard & Co are delighted to offer for sale this attractive and well-presented 4 bedroom mid terraced property with own driveway for 2 cars situated on a very popular residential road in Kenton close to all amenities.

This property offers a spacious living space for the growing family with a large rear garden.

Benefits include: A welcoming entrance hallway, A spacious through lounge, modern fitted kitchen, double glazed windows, gas central heating. On the first floor there are two double bedrooms and one single bedroom, family bathroom with separate WC. On the second floor there

is a double bedroom.

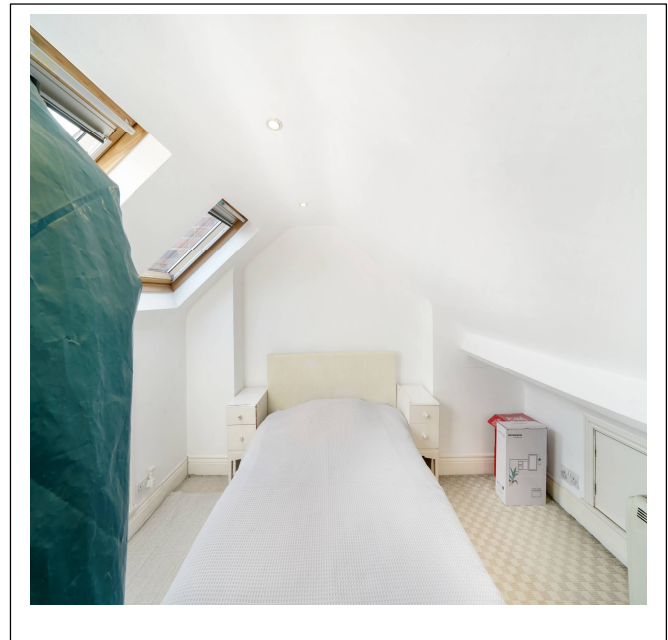
Brampton Grove is a stone`s throw away from Kenton Library and the area is well served by bus routes. There are several parks including Kenton recreation grounds and excellent schools are very nearby.

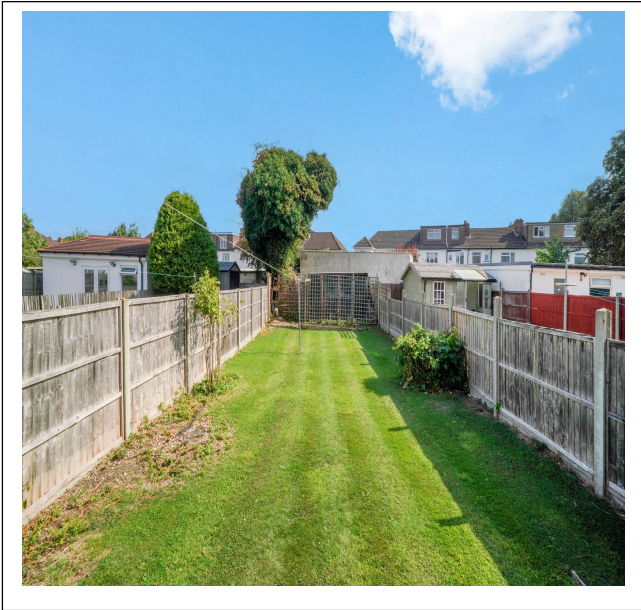
Harrow & Wealdstone station is a short distance away offering swift and frequent services via the tube and mainline.


Early viewing is strongly recommended to fully appreciate this wonderful property.

Brampton Grove, 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><div>Not energy efficient - higher running costs</div></div></div> <div><div>59</div></div> <div><div>81</div></div>		
England, Scotland & Wales		EU Directive 2002/91/EC 

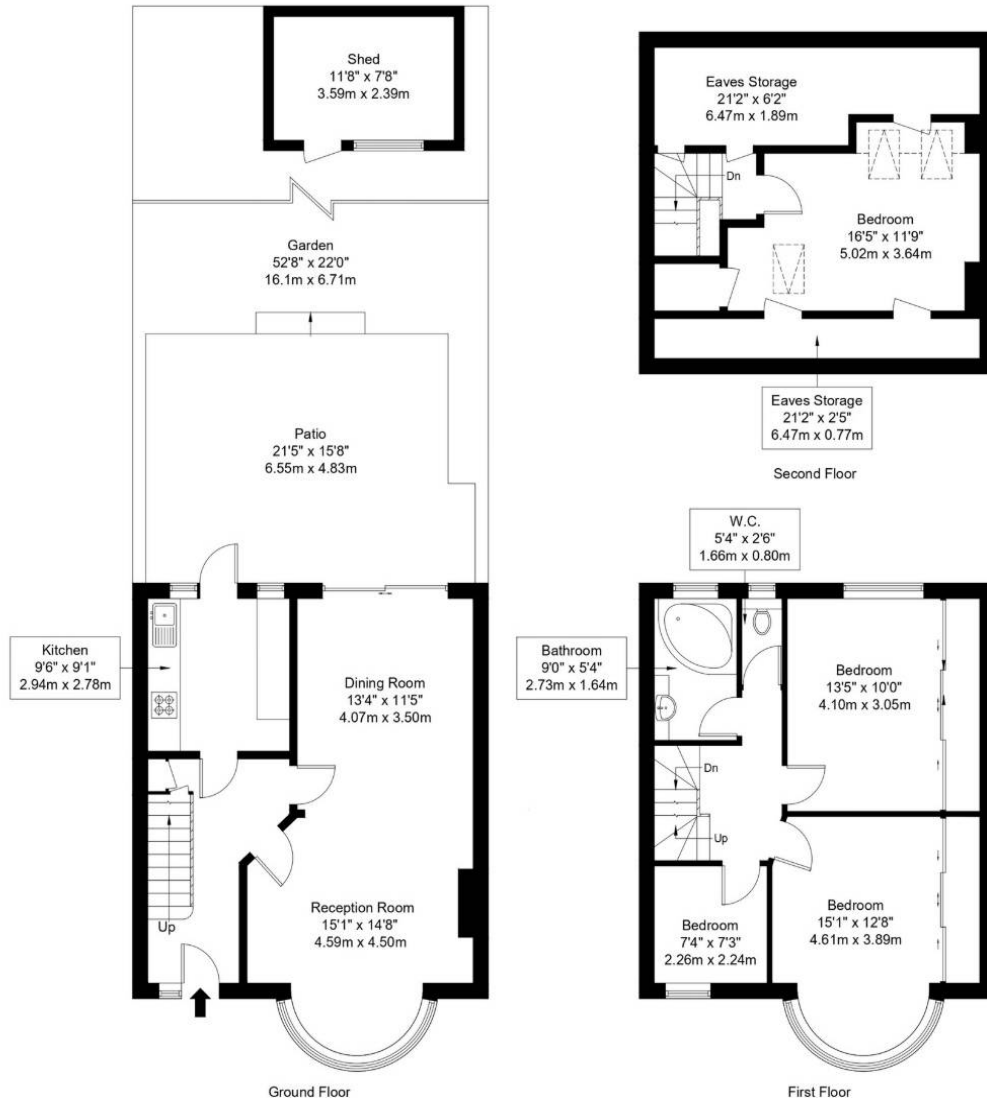
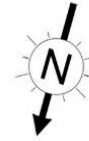
Brampton Grove, HA3 8LG

Approx Gross Internal Area = 122.2 sq m / 1315 sq ft

RHH / Eaves Storage = 18.38 sq m / 198 sq ft

Total = 140.58 sq m / 1513 sq ft

 = Reduced Headroom Below 1.5m / 5'0



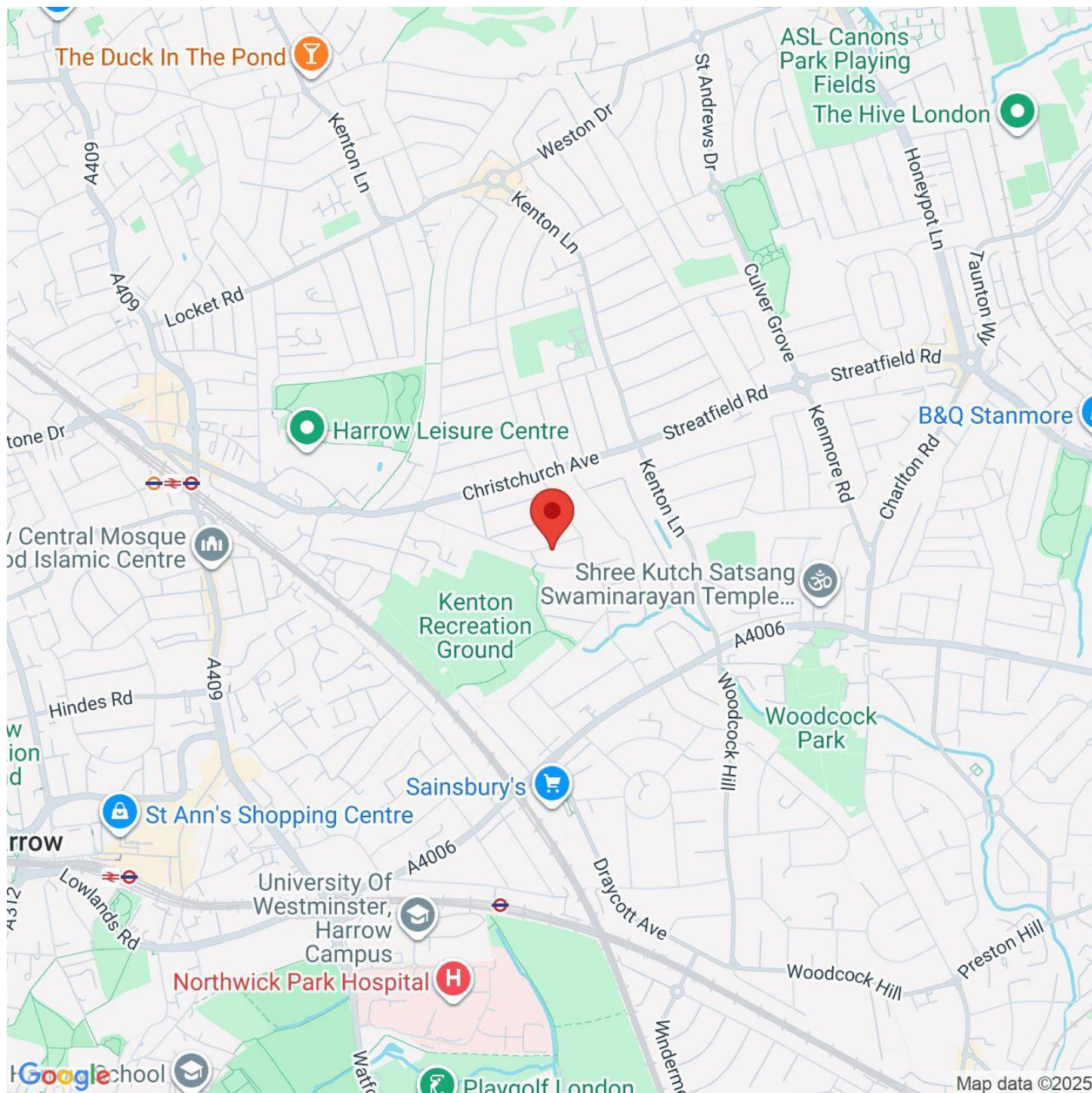
Ref :

Copyright

**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.

Copyright @ BLEUPLAN



VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton 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 WHATEVER 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.