



Kenmore Avenue, Kenton, HA3

£729,500





## Kenmore Avenue, Kenton, HA3

A very well presented and chain free, 5 or 6 bedroom semi-detached house situated on a corner plot. The property provides flexible family accommodation by having 5 bedrooms on the first floor with a family bathroom and separate wc, while on the ground floor there is a through lounge of over 25', a large open plan and modern kitchen / diner, a further bedroom 6 or a study and a shower room / wc / utility room.

The rear garden has a south-east facing aspect with the detached 25'10 x 12'10 garage situated at the rear of the garden with a remote controlled up and over door from Elgin Avenue.

Located close to Belmont Circle for shops, bus stops, Priestmead School, St. Josephs School etc but also close to Harrow Leisure Centre and Harrow & Wealdstone and Canons Park stations.

EPC rating: D. Council Tax band: E









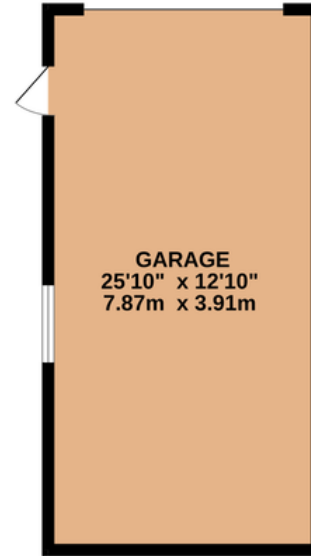
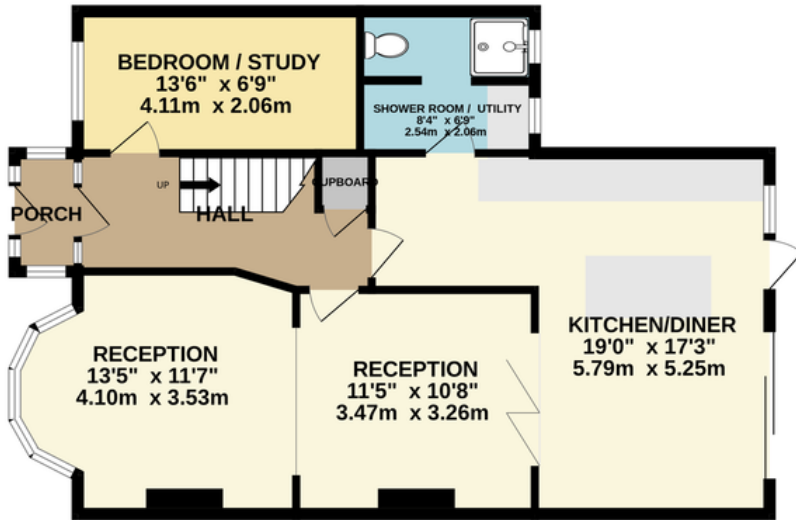




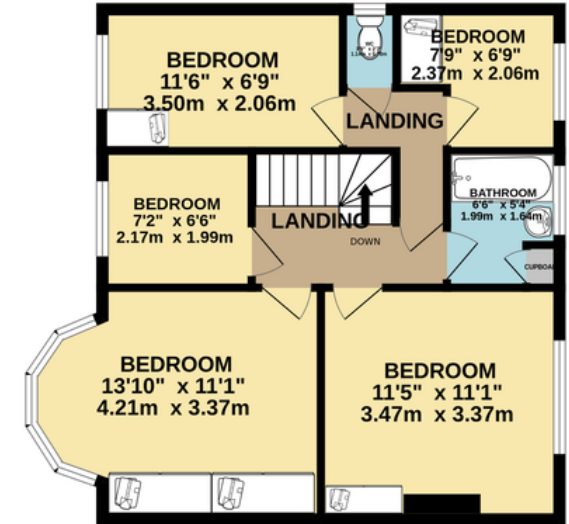
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

GROUND FLOOR  
1074 sq.ft. (99.8 sq.m.) approx.



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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