



Kenmore Road

Harrow

Offers over £475,000

A two bedroom, mid-terraced house available with Davidson Frost-Wellings.

Downstairs the house has a double aspect reception room with a separate kitchen. Upstairs the house has a master bedroom with built-in wardrobes, an additional double bedroom and a family bathroom.

The house has a long, private, rear garden mostly laid to lawn with an impressive modern outbuilding at the end of the garden. At the front of the property is paved off-street parking. Schools close by such as Kenmore Park Infant and Nursery School, Glebe Primary School, Park High, Kenmore Park Junior School and Avanti House.

Harrow Council Tax Band D.

Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedrooms
- Separate kitchen
- Private garden
- Private driveway
- Mid-terrace
- Freehold



2



1



1



D

Floor Plan

Area Map

Kenmore Road Stanmore HA8

Approximate Internal Area = 64.5 sq m / 694.8 sq ft
Out Building = 14.0 sq m / 151.2 sq ft
Total = 78.5 sq m / 846 sq ft
For illustrative purposes only NOT TO SCALE

Ground Floor

First Floor

Ground Floor Details:

- Reception Room: 13.36m (43'7") x 3.88m (12'9") max.
- Kitchen: 2.03m x 3.05m (6'10" x 10')
- Garden: 5.83m x 4.90m (19'2" x 16'1")
- Out Building: 3.27m x 4.25m (10'9" x 14'1")

First Floor Details:

- Bedroom: 3.47m x 3.05m (11'5" x 10'1")
- Bedroom: 3.01m x 4.96m (9'10" x 16'3")

Legend:

- Reception Room
- Kitchen
- Bedroom
- Garden
- Out Building

Notes:

- This Floorplan is based on a visual inspection of the property and is not a survey.
- The area of the property is approximate and should not be used for legal purposes.
- The floorplan is for illustrative purposes only and is not to scale.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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