

## 676 Kenton Lane, Harrow, Hertfordshire, HA3 6AA

Arron James are delighted to showcase this larger than usual three bedroom semi-detached family home, situated at the top of Kenton Lane and close to outstanding schools, local amenities and transport links.

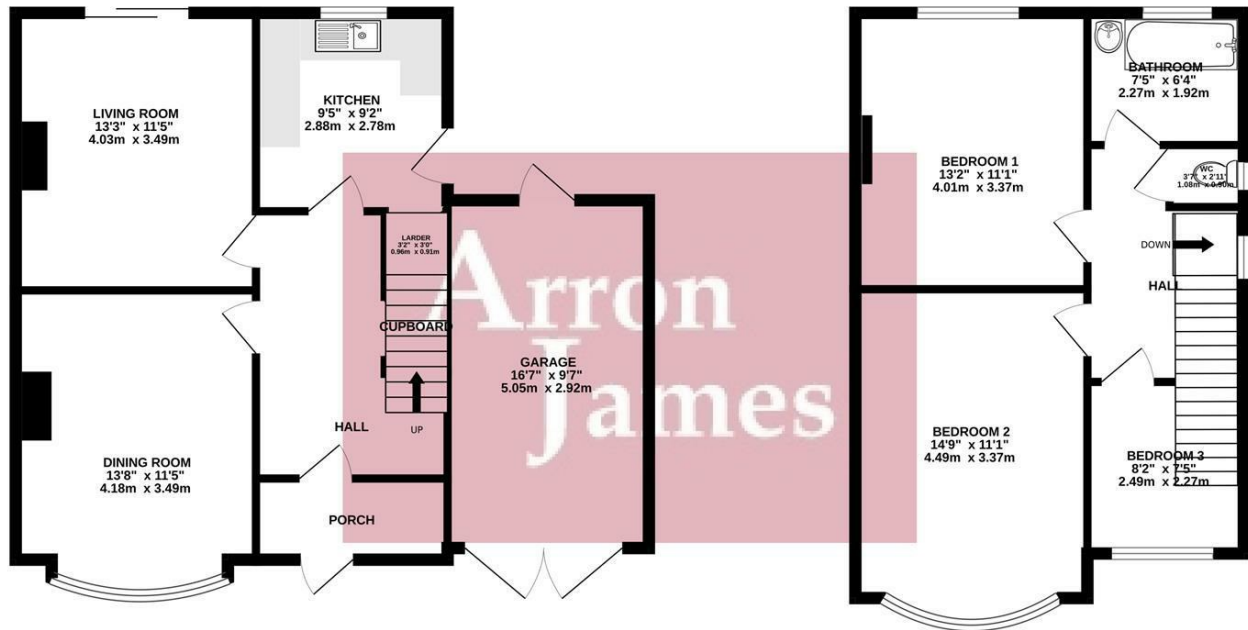
The property comprises of a welcoming hallway which leads to a dining room, large reception room, kitchen with access to the garden. The first floor comprises of a large landing leading to three good size bedrooms and a family bathroom. To the rear of the property there is a large garden and to the front of the property there is a side garage with off street parking. The property is on a large plot and has tremendous scope for extension (STPP) and is available with no upper chain.

Kenton Lane is conveniently located to local tube stations such as Stanmore, Cannons Park and Edgware station with links into Central London and the A41, A5, M1 and M25 are also easily accessible.

**£575,000**

GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR  
506 sq.ft. (47.0 sq.m.) approx.



TOTAL FLOOR AREA: 1204 sq.ft. (111.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	