



Christchurch Avenue

Kenton, Harrow, HA3 8ND

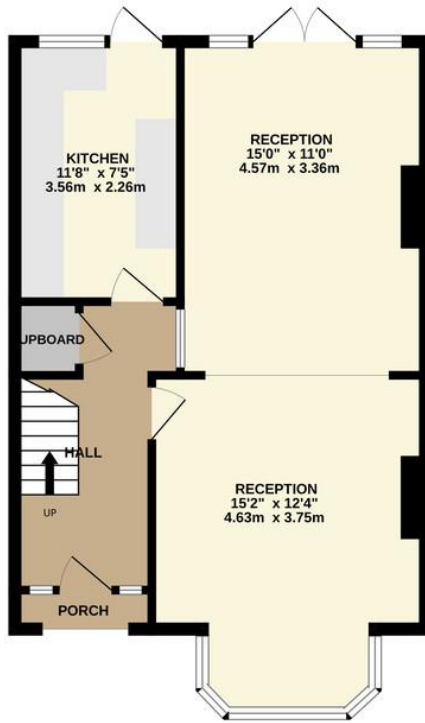
£635,000

A chain free 3 bedroom semi-detached property with own driveway to side, in need of modernisation and over 100' south facing rear garden. Potential to extend to side, rear and loft (subject to planning permission). Situated near to buses routes, local schools such as Priestmead school and Kenton library.

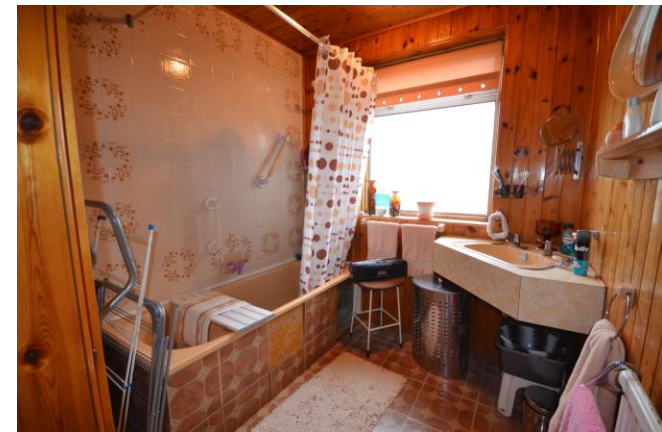
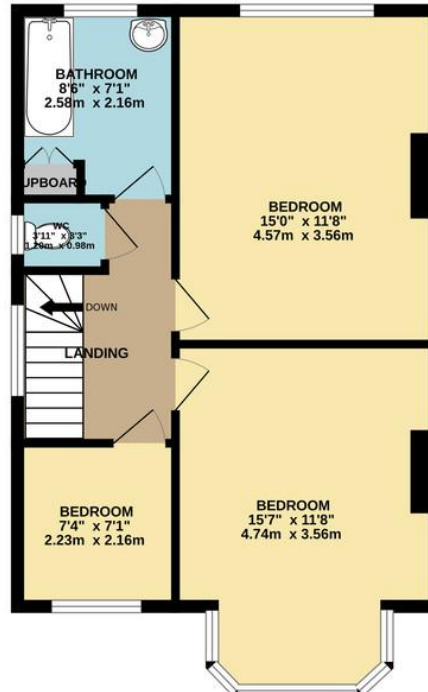
No upper chain. EPC Rating: E



GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
525 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA: 1033 sq.ft. (96.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	54 E	
21-38	F		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements