

Kenilworth Avenue South Harrow HA2 8RZ

Price Guide: £435,000



Bennett Holmes are pleased to offer this two bedroom end of terraced extended family home which is convenient for South Harrow's and South Ruislip's shopping and transport facilities as well as a number of well regarded schools. Benefits include a garage to the side of the property, off street parking and a well presented, large rear garden. The property has electric heating throughout and offered to the market with **NO UPPER CHAIN**

Freehold
No Upper Chain
Borough of Harrow.
Council Band: D - £1,962.36
EPC =E

NORTHOLT OFFICE

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IMPORTANT Bennett Holmes would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



- TWO BEDROOMS
- END OF TERRACED HOUSE
- GARAGE VIA AN OWN DRIVE
- SUN ROOM
- LARGE REAR GARDEN
- OFF STREET PARKING
- DOUBLE GLAZING + ELECTRIC HEATING
- NO UPPER CHAIN

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Accommodation

An enclosed porchway leads into the open plan downstairs accommodation which comprises of a front aspect lounge, kitchen/ breakfast room and an extended sun room. The lounge benefits from a feature fireplace with hearth, surround and mantelpiece. The kitchen is fitted with wall and base level units, integral 4 ring gas hob, integral electric oven and plumbing for a washing machine. The sun room has double glazed windows and doors to the garden. Stairs lead up to the first floor landing with doors to the master bedroom with fitted wardrobes, bedroom two and the bathroom. The rear garden is approximately 100' in length and has both lawn and patio areas, tree flower and shrub borders, a greenhouse and two brick built storage sheds. There is also a garage to the side and off street parking for one car to the front.

