







Alicia Gardens, Middlesex

Tenure: Freehold

- Three-Bedroom Semi-Detached Family Home
- Sought-After Residential Location
- Ground Floor Shower Room
- Potential to Extend (STPP)
- Two Separate Reception Rooms
- Close to Priestmead Primary School, St Gregory's Catholic Science College and Park High School

£695,000

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DESCRIPTION

Hunters Stanmore are pleased to present this spacious three-bedroom semi-detached family home, situated along the popular residential Alicia Gardens in Kenton. Offering approximately 1,377 sq. ft. of accommodation (including the garage), the property presents an exciting opportunity for buyers looking to modernise, personalise and create their ideal family home.

The ground floor comprises an entrance porch, welcoming hallway, two separate reception rooms, a good sized kitchen with dining space and a convenient shower room. The versatile layout provides excellent potential for modern family living, with scope to reconfigure or extend, subject to the necessary planning permissions.

To the first floor are three bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from a sizeable rear garden, offering ample space for outdoor entertaining, family activities or future landscaping. To the front, there is a driveway providing off-street parking and access to an integral garage, offering useful storage or further potential, subject to consent.

Although the property would benefit from modernisation, it offers fantastic scope for improvement and the opportunity to add value.

Conveniently positioned within reach of local schools, shopping amenities, transport connections and the wider facilities of Kenton, Harrow and Stanmore, this property is ideally suited to growing families, homebuyers and those seeking a project with long-term potential.

EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE SPACE AND POTENTIAL THIS PROPERTY HAS TO OFFER.











Total floor area 127.9 sq.m. (1,377 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB
Tel: 0203 667 1333 Email:
stanmore@hunters.com https://www.hunters.com

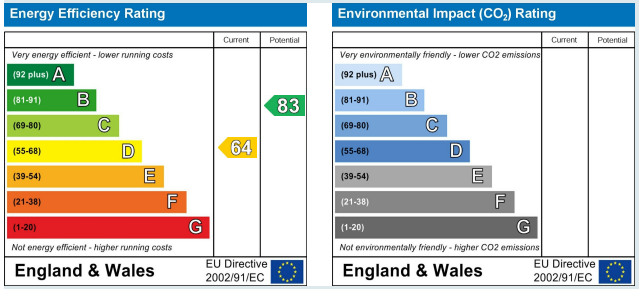
The Property Ombudsman

APPROVED CODE TRADINGSTANDARDS.UK

Council Tax: E

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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