





A SIX BEDROOM CORNER SITED SEMI-DETACHED HOUSE WITH THREE BATHROOMS – ‘CHAIN FREE’ SALE

This attractive and much loved family home offers exceptionally spacious and versatile accommodation over three levels and is situated within walking distance of a choice of highly regarded schools for all ages, local parkland and Bakerloo, Lioness and Metropolitan rail links. The ground floor is made up of an entrance hallway, guest w.c., 28ft'4' lounge, a second reception room, dining room, large kitchen breakfast room and a double bedroom. On the first floor there are four double bedrooms, study and two bathrooms. The master bedroom is located on the second floor and features an en-suite bathroom and ample storage. Externally, there is a sunny aspect 60ft x 31ft rear garden, off-road parking for several cars and there is also access to a garage/outbuilding via Alicia Avenue.



KEY FEATURES

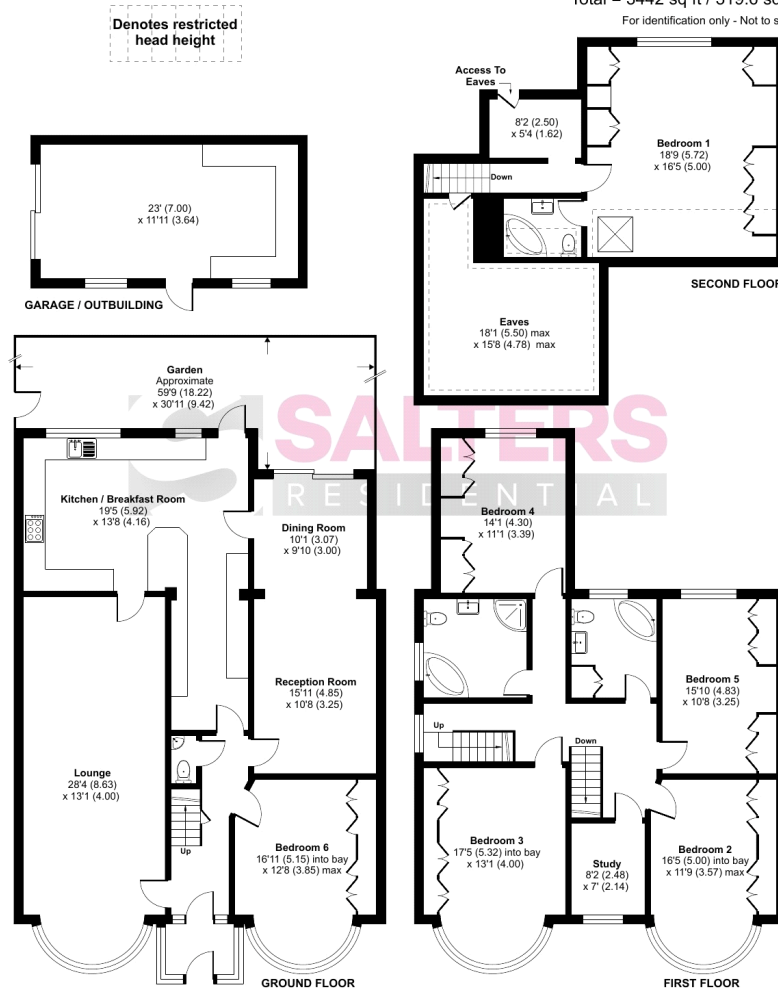
- Six bedrooms and three bathrooms
- 'Chain free' sale
- Study
- Perfect for a growing family and commuters
- Three reception rooms
- Garage and off-road parking
- Fitted wardrobes throughout



Kingshill Avenue, Harrow, HA3

Approximate Area = 2847 sq ft / 264.4 sq m
 Limited Use Area(s) = 321 sq ft / 29.8 sq m
 Garage/Outbuilding = 274 sq ft / 25.4 sq m
 Total = 3442 sq ft / 319.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Salters Residential. REF: 1357282

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(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	

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

Salters Residential
 32 Langley Road
 Nascot Wood, Watford
 Herts, WD17 4PN

01923 901 777
 info@saltersresidential.co.uk
 www.saltersresidential.co.uk

DISCLAIMER - Every attempt has been made to ensure accuracy. However, all measurements are approximate and for illustrative purpose only.

In accordance with The Consumer Protection from Unfair Trading Regulations 2008, these particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract.

We have not carried out a structural survey and the services and appliances have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of e.g. carpets or furniture. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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