



REGAL WAY, HARROW, HA3

OFFERS IN EXCESS OF £600,000 FREEHOLD

CHARMING FOUR BEDROOM EXTENDED SEMI-DETACHED HOUSE IN A HIGHLY SOUGHT AFTER ROAD

- COUNCIL TAX BAND E - BRENT

Kingsbury | 020 8204 0000 | kingsbury@winkworth.co.uk

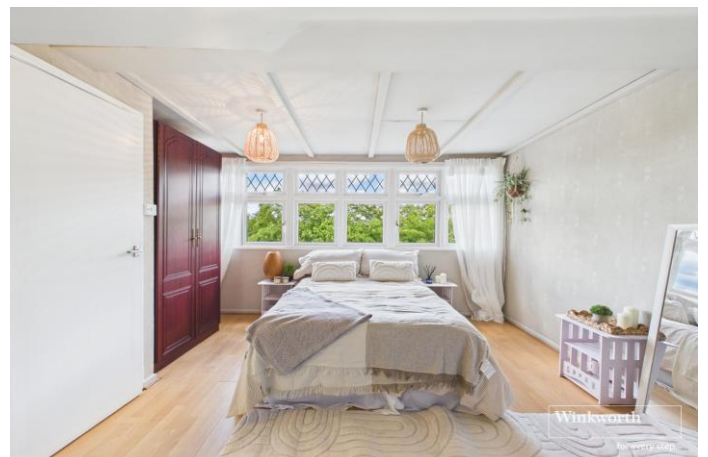
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Nestled in the desirable Woodcock Hill Estate, this charming four-bedroom semi-detached home exudes charm and comfort offering a new family a canvas for modernisation in a sought-after location. The inviting living room boasts a gorgeous fireplace, perfect for cozy evenings, while the open-plan kitchen and dining room create an ideal space for family gatherings. Upstairs, you'll find two double bedrooms, a comfortable single bedroom, and a neutral, well-appointed family bathroom. The loft has been thoughtfully extended to create a fourth master bedroom. Step outside to a stunning rear garden, offering a peaceful retreat and abundance of space for outdoor enjoyment & gardening enthusiasts. The property also benefits from the potential to extend further (STPP). Conveniently located close to the highly regarded Claremont and St. Gregory's schools, the open green spaces of Woodcock Park, and the amenities and transport links of Kenton Road, this home is perfectly appointed. An internal viewing is advised.



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Approximate total area⁽¹⁾1220 ft²113.4 m²

Reduced headroom

46 ft²4.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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