



Winkworth

for every step...

D'arcy Drive, Middlesex, HA3

£700,000 *Freehold*



This substantial six-bedroom semi-detached residence offers versatile and well-proportioned accommodation ideal for growing families or investors alike. The property offers significant scope for further development and the potential to generate future yield (subject to local planning consents).

KEY FEATURES

- 6 BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- MASSIVE SCOPE FOR FURTHER EXTENSION (STPP)
- DEVELOPMENT PROJECT
- AMPLE DRIVEWAY PARKING
- LARGE GARAGE



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DESCRIPTIONS

Arranged over generous proportions, the property provides a wealth of flexible accommodation, making it ideally suited to the demands of a growing family while also offering considerable appeal to discerning investors.

The ground floor comprises a generously sized bedroom, two reception rooms, a well-proportioned kitchen and a large garage, providing excellent potential for further extension and reconfiguration (STPP).

The upper level provides five further bedrooms and two bathrooms, while the property also benefits from an additional bathroom, a private rear garden and ample driveway parking.

D'Arcy Drive is ideally positioned within easy reach of the excellent amenities and transport links of Kenton. Kenton Station is nearby, providing convenient access into Central London.

Combining generous accommodation with considerable scope for improvement and future potential, this is a property that offers both an impressive immediate living proposition and an exciting opportunity to create something truly exceptional over time.

Early viewing is essential.



Winkworth



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ROOM DESCRIPTIONS

Ground Floor - Porch Entrance - 2'11" x 7'9" (0.9m x 2.36m)

Living Room 1 - 14' x 11'9" (4.27m x 3.58m)

Hallway - 14'8" x 5'8" (4.47m x 1.73m)

Bedroom 1 - 16'11" x 11'3" (5.16m x 3.43m)

Living Room 2 - 12'4" x 11'2" (3.76m x 3.4m)

Dining Room - 7'6" x 11'2" (2.29m x 3.4m)

Kitchen - 10' x 17'3" (3.05m x 5.26m)

WC - 4'2" x 2' (1.27m x 0.6m)

Utility Room - 7'7" x 2'4" (2.3m x 0.7m)

Garage - 20'7" x 16'3" (6.27m x 4.95m)

First Floor - Landing - 8'3" x 2'11" (2.51m x 0.9m)

Bedroom 2 - 12'7" x 10'10" (3.84m x 3.3m)

Bedroom 3 - 14'1" x 10'10" (4.3m x 3.3m)

Bedroom 4 - 7'6" x 6'11" (2.29m x 2.1m)

Bedroom 5 - 11'6" x 11'6" (3.5m x 3.5m)

Bedroom 6 - 7'6" x 9'6" (2.29m x 2.9m)

Bathroom 1 - 5'6" x 6'7" (1.68m x 2m)

Bathroom 2 - 2'8" x 8'4" (0.81m x 2.54m)

MATERIAL INFO

Tenure: Freehold

Council Tax Band: F

EPC rating: C



Ground Floor



Floor 1



Approximate total area⁽¹⁾
1876 ft²
174.1 m²

Reduced headroom
16 ft²
1.5 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.

GIRAFFE360

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

<https://www.winkworth.co.uk/sale/property/KBS171211>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.