



**CLIFTON ROAD, HARROW, MIDDLESEX, HA3**  
**OFFERS IN EXCESS OF £725,000 FREEHOLD**

## MUCH-LOVED SEMI-DETACHED FAMILY HOME IN A PEACEFUL RESIDENTIAL STREET

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Set on a lovely residential enclave just off the Kenton Road, this semi-detached family home, this property has already benefitted from a single-storey side extension and a rear extension, with further potential for a loft conversion and additional upper side extension (STPP). The ground floor offers versatile living space, featuring a bright double reception/dining room, large conservatory, modern kitchen, a bedroom with adjoining wet room, a well-appointed study, utility/storage room, and guest W/C. Upstairs, there are two double bedrooms, a single bedroom, and a family bathroom. Externally, the home boasts driveway parking and a generously sized rear garden which has been lovingly maintained. This is an excellent location for families, with St Bernadette's Primary School and Queensbury Park at the end of the road, and further highly regarded primary and secondary schools within catchment. Kenton Station and local amenities are also within easy reach. An internal viewing is essential to appreciate this home at it's entirety.



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Ground Floor Building 1

Floor 1 Building 1

Ground Floor Building 2

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Approximate total area<sup>®</sup>

1633 ft<sup>2</sup>

151.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE360

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		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: D - Harrow

All figures that are shown were correct at the time of printing.

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