



ORCHARD GROVE, KENTON, MIDDLESEX, HA3  
**£525,000 FREEHOLD**

## THREE BEDROOM TERRACE HOUSE - MODERNISATION PROJECT

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Introducing this much-loved family home for many years, set on a pleasant residential street just off the Kenton Road. Ideally located within walking distance of the hustle and bustle of vibrant Kingsbury and Kenton, this charming property offers the perfect canvas for a new family to add their personal modern touch. The ground floor features a spacious double reception/dining room, bathed in natural light and seamlessly opening onto a gorgeous private garden. The kitchen is conveniently connected to the conservatory, enhancing the flow of the living space. Upstairs, you'll find two double bedrooms, a single bedroom, and a family bathroom. Additional highlights include a rear garage for your parking/ storage needs accessible via a private gated service road to which residents will be provided with an entry code. With potential for extension (STPP), this home offers both charm and opportunity. An internal viewing is advised.



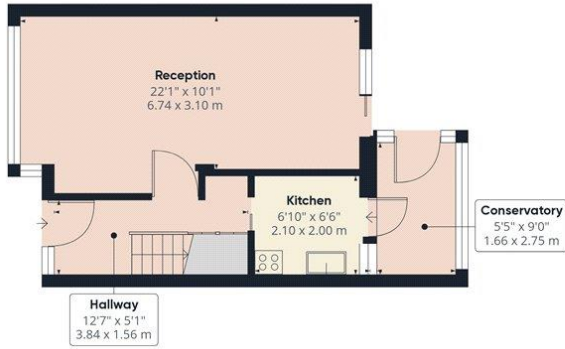
for every step...



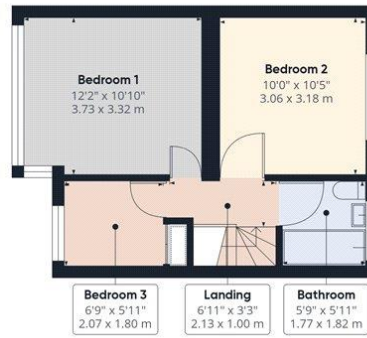


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

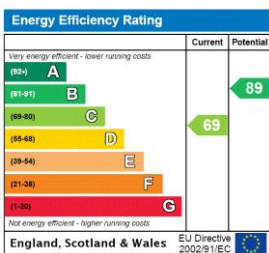
Approximate total area<sup>(1)</sup>  
935.81 ft<sup>2</sup>  
86.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations are based on RICS IPMS 3C standard.

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.



Tenure: Freehold

Council Tax Band: D - Harrow

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.

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