



Guy Fisher
Property Consultants

Property Particulars

**776 KENTON LANE
STANMORE / HARROW WEALD
MIDDLESEX HA3 6AF**

A Grade 2 Listed period detached house believed to date back to around the early 18th Century, now in need of complete refurbishment (derelict) and benefitting from planning permission to create a stunning 4 bedroom, 3 bathroom home. The property is arranged as an 'L' shaped house on two floors and benefits from a 90' x 60' rear garden and detached garage with off street parking for 1 car. Full plans are available upon request.



The accommodation briefly comprises:

Kitchen: 14'11x14'1 (4.55mx4.29m)

Reception Room 1: 12'x11'11 (3.66mx3.63m)

Reception Room 2: 13'4x11'3 (4.09mx3.48m)

Reception Room 3: 14'4x12'6 (6.10mx4.39m)

Reception Room 4: 11'5x8'6

Bedroom1: 12'2 x11'11 (3.71mx3.56m)

Bedroom2: 14'4x11'11 (3.33mx3.18m)

Bedroom3: 11'10x7'9 (3.61mx2.36m)

Bedroom4: 10'2x10'1 (3.66mx3.61m)

Bathroom

Garden: Approx 90' x 60'

Garage: Detached garage with off street parking for 1 car.

Offers in excess of £300,000

In accordance with the Property Misdescription Act 1991, these particulars are prepared for guidance only and are intended to give a fair overall subjective description of the property but are not intended to constitute any part of an offer or contract. All descriptions in the form of photos, text or floor plans are given in good faith and should not be relied upon as a representation or statement of fact. Prospective purchasers should satisfy themselves in respect of appliances, services and /or facilities that they are in good working order. Any measurements as referred to herein are approximate and for guidance only. Any reference relating to works carried out does not necessarily guarantee that these works have received planning or building regulation approval and prospective purchasers should satisfy themselves in this respect.

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