



ORCHARD GROVE, HARROW, MIDDLESEX, HA3  
**£575,000 FREEHOLD**

## THE BEDROOM MID TERRACE HOME IN A SOUGHT-AFTER RESIDENCE

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Welcome to your future home, a charming mid-terrace property situated in a popular amongst families residential road, nestled just off the Kenton Road. This delightful residence is a mere short stroll from Kingsbury Station (Jubilee Line) and enjoys proximity to both Kingsbury and Kenton's diverse array of amenities, including shops, restaurants, educational, religious, and recreational facilities. Internally, the property serves as a blank canvas, eagerly awaiting its new family to infuse it with their personal touch. The ground floor features a cosy reception room bathed in warm natural light, creating an inviting atmosphere for relaxation whilst the spacious through lounge/dining room seamlessly adjoins the kitchen, offering ample space for both entertaining and dining. Additionally, the convenience of a ground-floor shower room adds to the home's practicality. Ascend to the first floor, where you will find two comfortable double bedrooms, a single bedroom with the perfect potential for a nursery or study, and a well-appointed family shower room. Externally, this lovely home boasts a charming rear garden, perfect for outdoor play and summer barbecues. To the front of the property, off-street parking adds a valuable touch of convenience. Further benefits include scope to extend into the loft (STPP). An overall inviting home ideally located in a vibrant and well-connected community. An internal viewing is a must.



for every step...

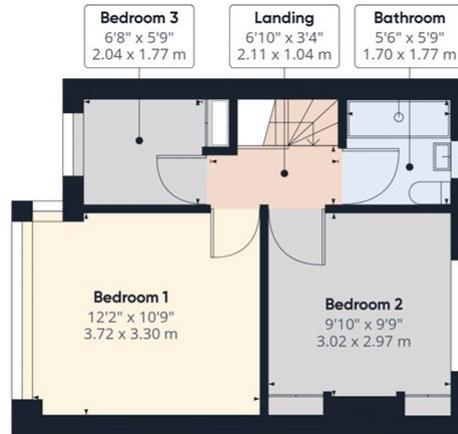


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Ground Floor



Floor 1

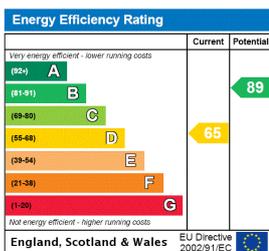
Approximate total area<sup>†</sup>  
823.87 ft<sup>2</sup>  
76.54 m<sup>2</sup>

(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.

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

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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