



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

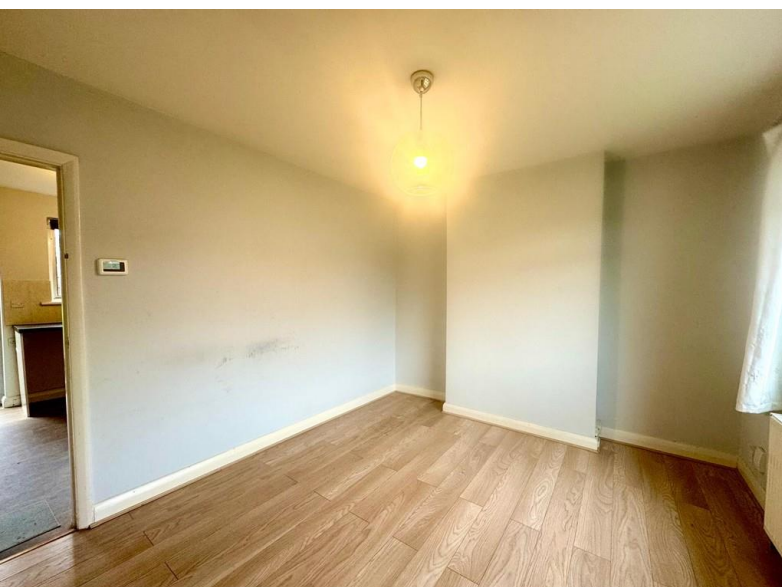
## Hampden Road

Harrow, HA3 5PS

- Two large double bedrooms
- Semi detached house
- Excellent condition
- Large rear garden

**Offers In Excess Of £475,000**

EPC Rating '60'







### Property Description

A well presented TWO DOUBLE BEDROOM SEMI DETACHED HOUSE located on this popular residential road within Harrow Weald close to Ofsted rated 'good' and 'Outstanding' schools, local supermarkets and transport links including Harrow Weald Bus Garage and Harrow and Wealdstone Station (fast trains to Euston from 13 minutes and Bakerloo line). The property benefits from gas central heating, double glazed windows and has potential for extension (STPP). This home is offered to the market chain free.

This home comprises; a good sized reception room, a large fitted kitchen with appliances including a washing machine, fridge freezer, oven, gas hob, plumbing available for a dishwasher to be installed and space to dine. Upstairs there are two double bedrooms, the master much larger than average with storage, a very good sized second double and a family bathroom with bath and overhead shower.

The large rear garden is approximately 80ft in length so there is plenty of space to extend to the rear (subject to planning permission) and still retain a very good sized garden. The







property further benefits gas central heating via a recently installed combi boiler.

SCHOOLS WITHIN ONE MILE Kingsley High School - Ofsted Outstanding  
 Cedars Manor School - Ofsted - Good  
 St Theresa's Catholic Primary school - Ofsted - Good  
 Hatch End High - Ofsted - Good  
 Whitefriars School - Ofsted - Good  
 Salvatorian Roman Catholic College - Ofsted - Good  
 Pinner Park Primary School - Ofsted - Good  
 Sacred Heart Language College - Ofsted - Good  
 Hujjat School - Ofsted - Good  
 Marlborough Primary School - Ofsted - Good  
 Weald Rise - Ofsted - Good

Please note Ofsted ratings are subject to change

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements