



HINTON
residential

SALES, LETTINGS & MANAGEMENT

College Hill Road

Harrow HA3 7HG

- Four bedroom
- Off street parking for two cars
- Two bathrooms
- Extended to rear

£550,000

EPC Rating 'TBC'





Property Description

An EXTENDED FOUR BEDROOM, TWO BATHROOM MID TERRACED HOUSE with off street parking for two cars and a large south facing rear garden. The property is located close to local schools, transport links and amenities. The property further benefits from a NEW ROOF and gas central heating throughout.

This lovely home comprises; a spacious through lounge, a good size fitted galley style kitchen leading through to the rear extension with a ground floor double bedroom and fully tiled shower room. On the first floor there are two very good sized double bedrooms (both with fitted wardrobes), a third single bedroom currently being used as an office and a family bathroom with bath and overhead shower.

The rear garden is south facing and has a decked area great for entertaining, is laid to lawn and houses a summerhouse to the rear, perfect for a games room or home gym!



Schools within 1 mile

The Sacred Heart Language College - Ofsted 'Outstanding'
Bentley Wood - Ofsted 'Outstanding'
Priestmead Primary School - Ofsted 'Outstanding'
Kingsley High School - Ofsted 'Outstanding'
Weald Rise - Ofsted 'Good'
Belmont School - Ofsted 'Good'
Salvatorian Roman Catholic College - Ofsted 'Good'
St Josephs Catholic School - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Helix Education Centre - Ofsted 'Good'



Local Transport

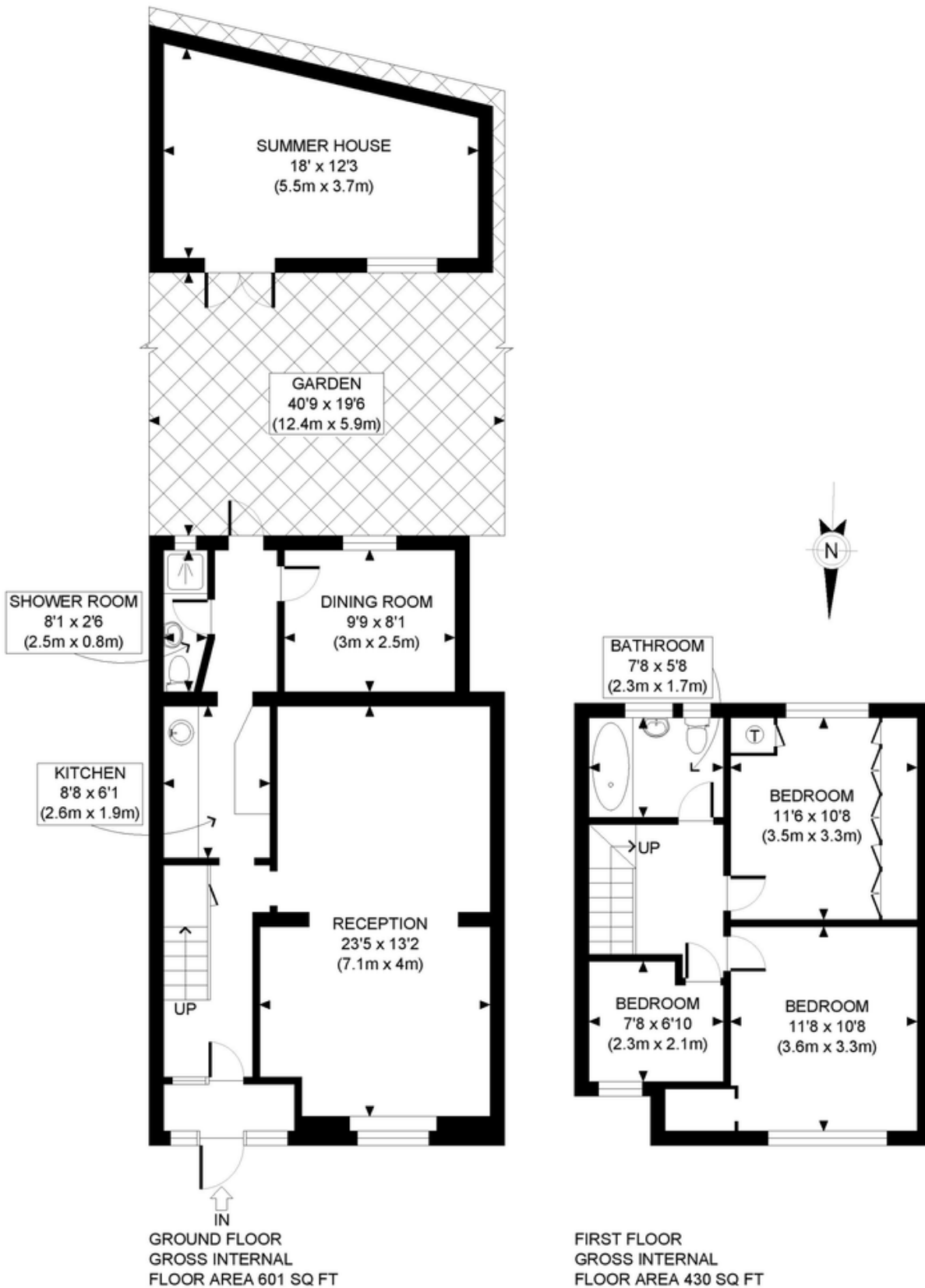
Harrow and Wealdstone Station - Bakerloo Line and
Overground including fast trains to Euston - 1 mile
Headstone Lane Station - Overground

H19 Bus Route to Harrow
140 (N140) Bus Route to Hayes
182 Bus Route to Brent Cross
258 Bus Route to Watford/South Harrow
340 Bus Route to Edgware/Harrow
H12 Bus Route to Stanmore/South Harrow
N18 Bus Route to Trafalgar Square





1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE: 1213 SQ FT/ 113 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE: 1031 SQ FT/ 96 SQM

PROPERTY PHOTO PLANS.CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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