



HINTON
residential

SALES, LETTINGS & MANAGEMENT

The Avenue

Harrow HA3 7DB

- Two double bedroom
- Cluster house
- Allocated parking
- Communal garden

Offers In Excess Of £450,000

EPC Rating C - '74'





Property Description

A well presented TWO DOUBLE BEDROOM CLUSTER HOUSE with ALLOCATED PARKING for one car and visitors parking available. The property is located on this popular tree lined road conveniently placed for access to local bus routes, schools and supermarkets. There is a beautifully maintained communal garden available for residents. The property is offered to the market chain free.

This home comprises; a spacious south facing reception room with bay windows leading through into the fitted kitchen with space for appliances such as a fridge/freezer, washing machine, dryer, gas hob and double oven. On the first floor there is a good sized master bedroom with fitted wardrobes, a second double bedroom and a family shower room with shower cubicle, W.C and basin.

RECEPTION ROOM 15' 1" x 14' 6" (4.6m x 4.42m)

KITCHEN 15' 3" x 7' 3" (4.65m x 2.21m)

BEDROOM ONE 12' 7" x 8' 0" (3.86m x 2.44m)

BEROOM TWO 11' 8" x 9' 1" (3.58m x 2.77m)





Schools within 1 mile

Bentley Wood - Ofsted 'Outstanding'
 Sacred Heart Language College - Ofsted 'Outstanding'
 Kingsley High School - Ofsted 'Outstanding'
 Weald Rise Primary school - Ofsted 'Good'
 Helix Education Centre - Ofsted 'Good'
 Belmont School - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 St Josephs School - Ofsted 'Good'
 Cedars Manor - Ofsted 'Good'

Please note Ofsted ratings are subject to change and purchasers should do their own due diligence

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

We have been advised the service charge is £500.00 per annum



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	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