



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Belsize Road

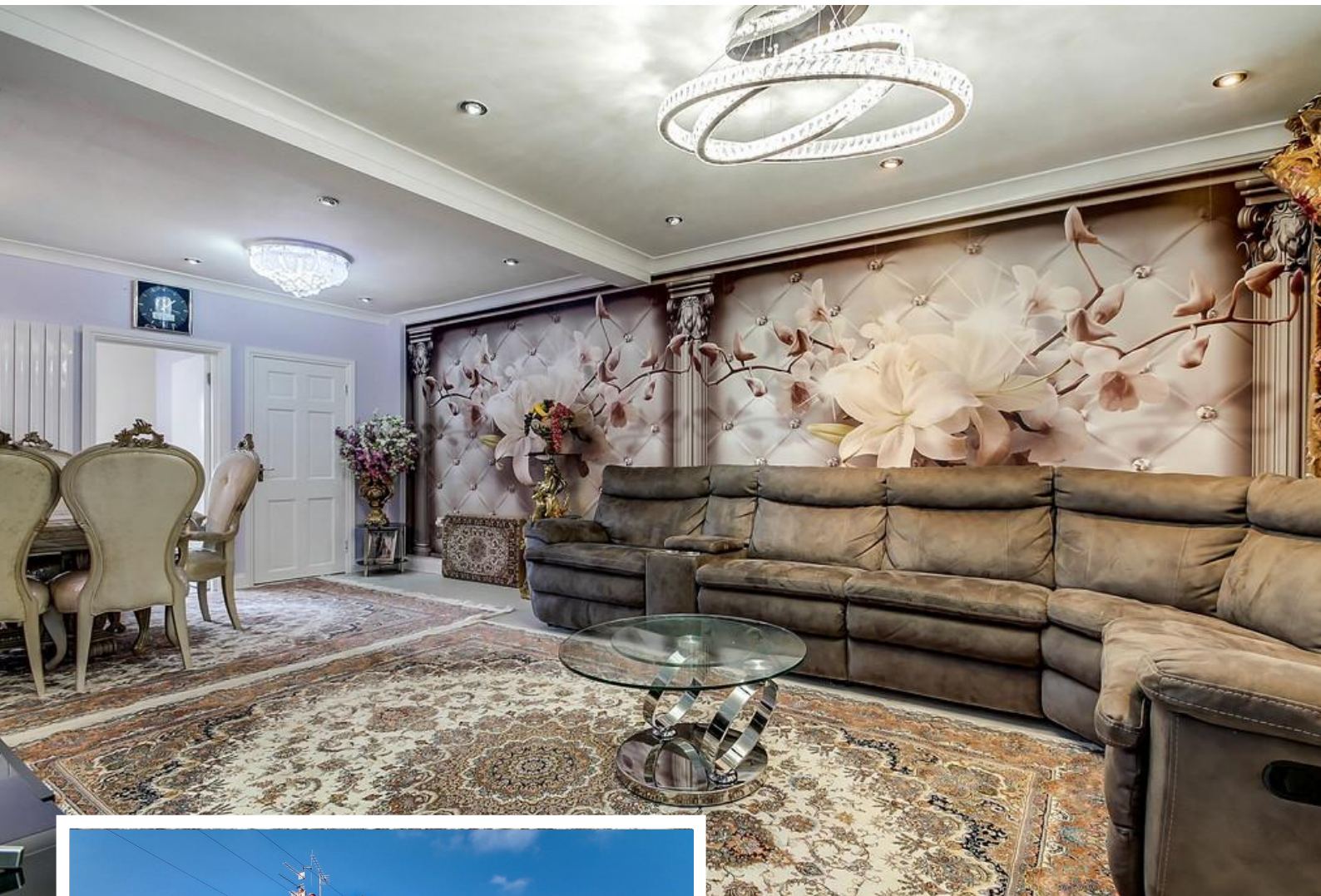
Harrow Weald HA3 6JJ

- Skilfully extended three bedroom semi detached house
- Offered for sale in very good order throughout
- Gas central heating and double glazed windows

£475,000

EPC Rating '68'





Property Description

A SKILFULLY EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH A SHARED DRIVEWAY located on a popular residential road just off Boxtree Lane in Harrow Weald within easy reach of facilities in the surrounding area. The property is offered for sale in very good order throughout and benefits from double glazed windows, gas central heating, a spacious through lounge/diner, a ground floor shower room /WC and a contemporary fitted kitchen with feature extractor hood. This house must be viewed internally to be fully appreciated. An internal inspection comes recommended by the owners SOLE AGENTS.

The accommodation with approximate room sizes is arranged as follows:

Endosed Porch Endosed storm porch with front door leading to:-

Through Lounge Stairs to first floor landing. Double glazed window to front aspect. Radiators. Understairs storage cupboard.





Kitchen Fitted with an extensive range of eye and base units with work surfaces to compliment. Single sink drainer unit with mixer taps. Plumbed for washing machine. Integrated oven and hob with feature extractor hood over. Double glazed door to rear aspect and garden.

Shower Room Endosed double shower cubide with daisy head shower. Vanity wash hand basin. Low level WC. Radiator. Double glazed window to rear aspect.

Landing Double glazed window to side aspect.

Bedroom I 12'10 x 9'10. (3.91m x 3.00m). Double glazed window to front aspect. Radiator.

Bedroom II 10'4 x 9'1. (3.15m x 2.77m). Double glazed window to rear aspect. Radiator.

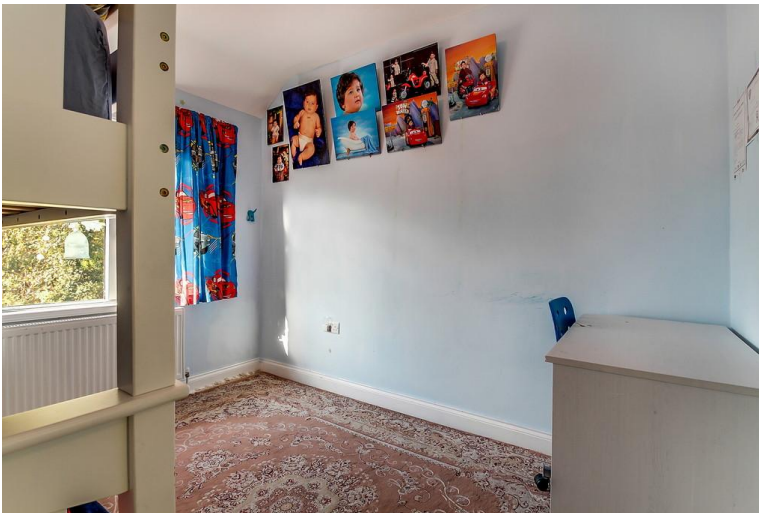
Bedroom III 6'11 x 6'1. (2.11m x 1.83m). Double glazed window to front aspect. Radiator.

Bathroom Panel enclosed bath with mixer taps. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Double glazed window to rear aspect.

General Information

Rear Garden Garden in excess of 90'. Patio area with steps to lawn and borders.. Side gate access.

Front Garden Path to front door.



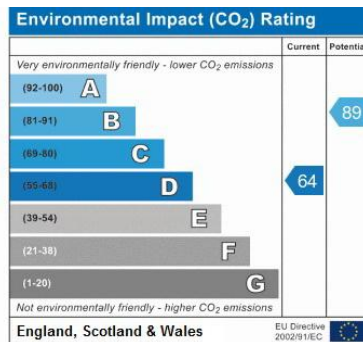
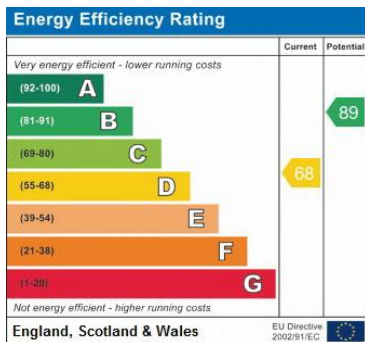


BELSIZE ROAD
HARROW WEALD HA3



APPROX. GROSS INTERNAL FLOOR AREA 828.82 SQ. FT / 77.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".



399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonanddownes.co.uk
sales@hintonanddownes.com
0208 861 1066

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.