



HINTON
residential

SALES, LETTINGS & MANAGEMENT

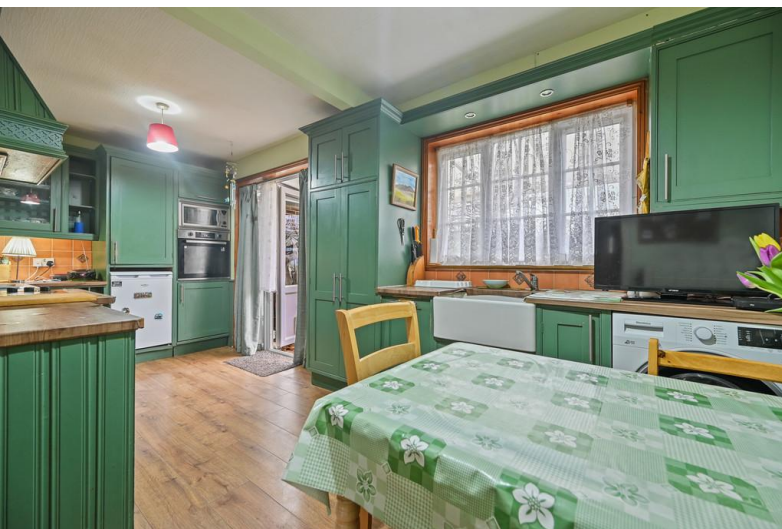
Weald Rise

HA3 7DQ

- Three bedroom
- Semi detached house
- Guest W.C
- Potential for extension (STPP)

£550,000

EPC Rating 'TBC'





Property Description

A well presented THREE BEDROOM semi detached house with useable loft space, off street parking located on a popular residential road in Harrow Weald conveniently placed for access to local schools, transport links and amenities. This home is offered to the market chain free.

This home comprises; a larger than average reception room featuring a lovely fireplace with natural stone surround, a kitchen diner with fitted shaker style kitchen with appliances included and a downstairs guest W.C.

Upstairs there is a large master bedroom with fitted wardrobes, a second double bedroom overlooking the west facing garden also with fitted wardrobes, a good sized single bedroom with fitted dressing table and a family bathroom with bath and overhead shower.



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'

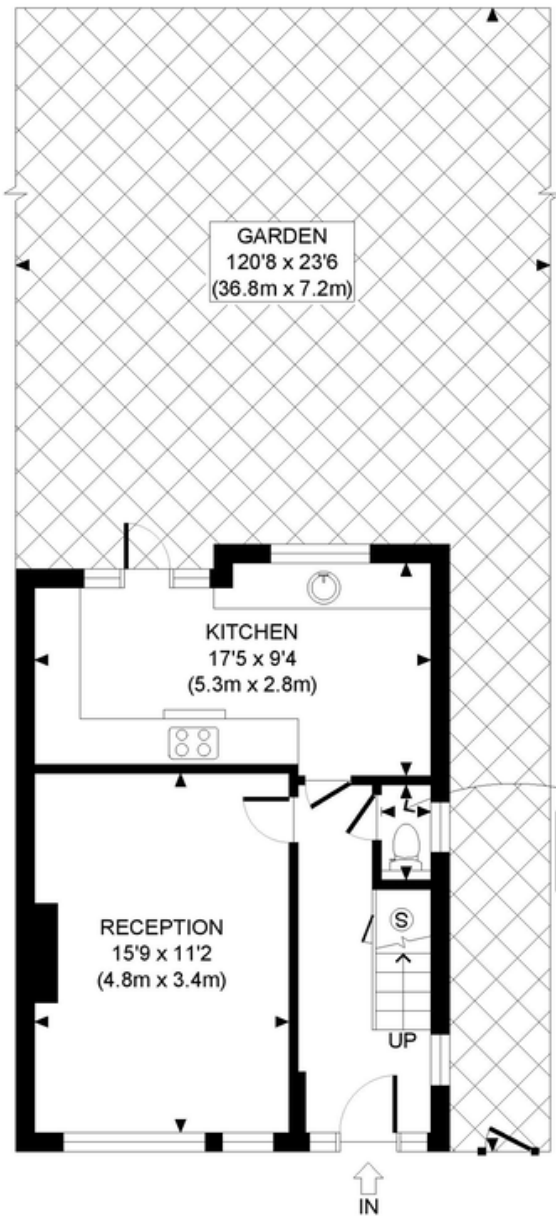
Local Transport

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

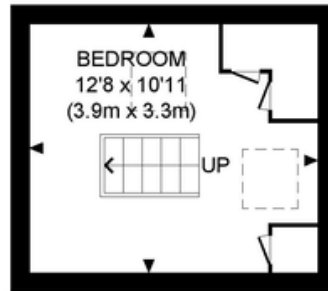
H19 Bus Route to Harrow
 140 (N140) Bus Route to Hayes
 182 Bus Route to Brent Cross
 258 Bus Route to Watford/South Harrow
 340 Bus Route to Edgware/Harrow
 H12 Bus Route to Stanmore/South Harrow
 N18 Bus Route to Trafalgar Square



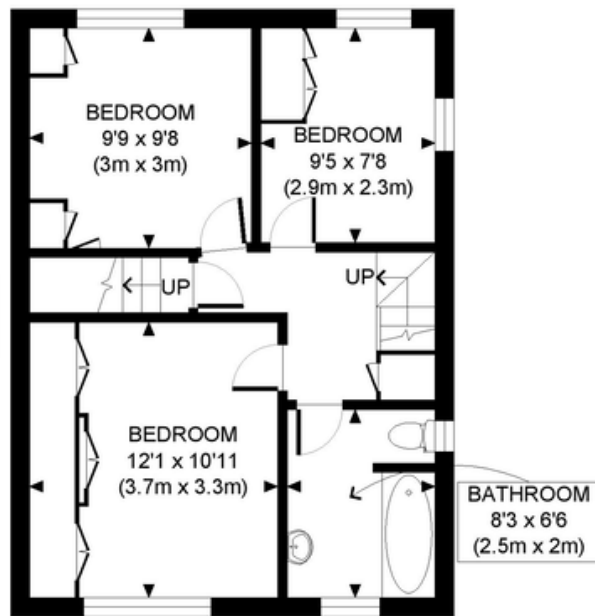




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 426 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 138 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 446 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1010 SQ FT/ 94 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