



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Park Crescent

Harrow HA3 6ET

- Three bedroom semi-detached house
- Two bathroom
- Well maintained throughout
- Off street parking

Asking Price Of £625,000

EPC Rating '62'





Property Description

A well presented and extended THREE BEDROOM SEMI-DETACHED HOUSE with off street parking and TWO BATHROOMS, situated on a highly sought after road in the Harrow Weald area, close to schools with an 'Outstanding' Ofsted rating and within easy access to amenities of the High Road including Harrow Weald Bus Garage and Waitrose. Chain Free.

The ground floor comprises a spacious through lounge with exposed brick fireplaces and laminate flooring, a large 'eat in' kitchen with breakfast bar including appliances such as a dishwasher, gas hob, electric oven and fridge freezer, a separate utility room with basin and a ground floor shower room with W.C, shower cubicle and basin.

On the first floor there are two very good sized double bedrooms both with fitted wardrobes, a third single bedroom and a family bathroom that has been tiled floor to ceiling with bath, shower attachment, W.C and basin.

The West facing garden has been well maintained, is not overlooked and is laid to lawn with a boarder running the length of it.



Schools within 1 mile

Sacred Heart Language College - Ofsted 'Outstanding'
Bentley Wood - Ofsted 'Outstanding'
Kinglsey High School - Ofsted 'Outstanding'
Weald Rise - Ofsted 'Good'
Salvatorian Roman Catholic College - Ofsted 'Good'
The Helix Education Centre - Ofsted 'Good'
Hujjat Primary School - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Belmont School - Ofsted 'Good'
Cedars Manor - Ofsted 'Good'
St Joseph's Catholic Primary School - Ofsted 'Good'



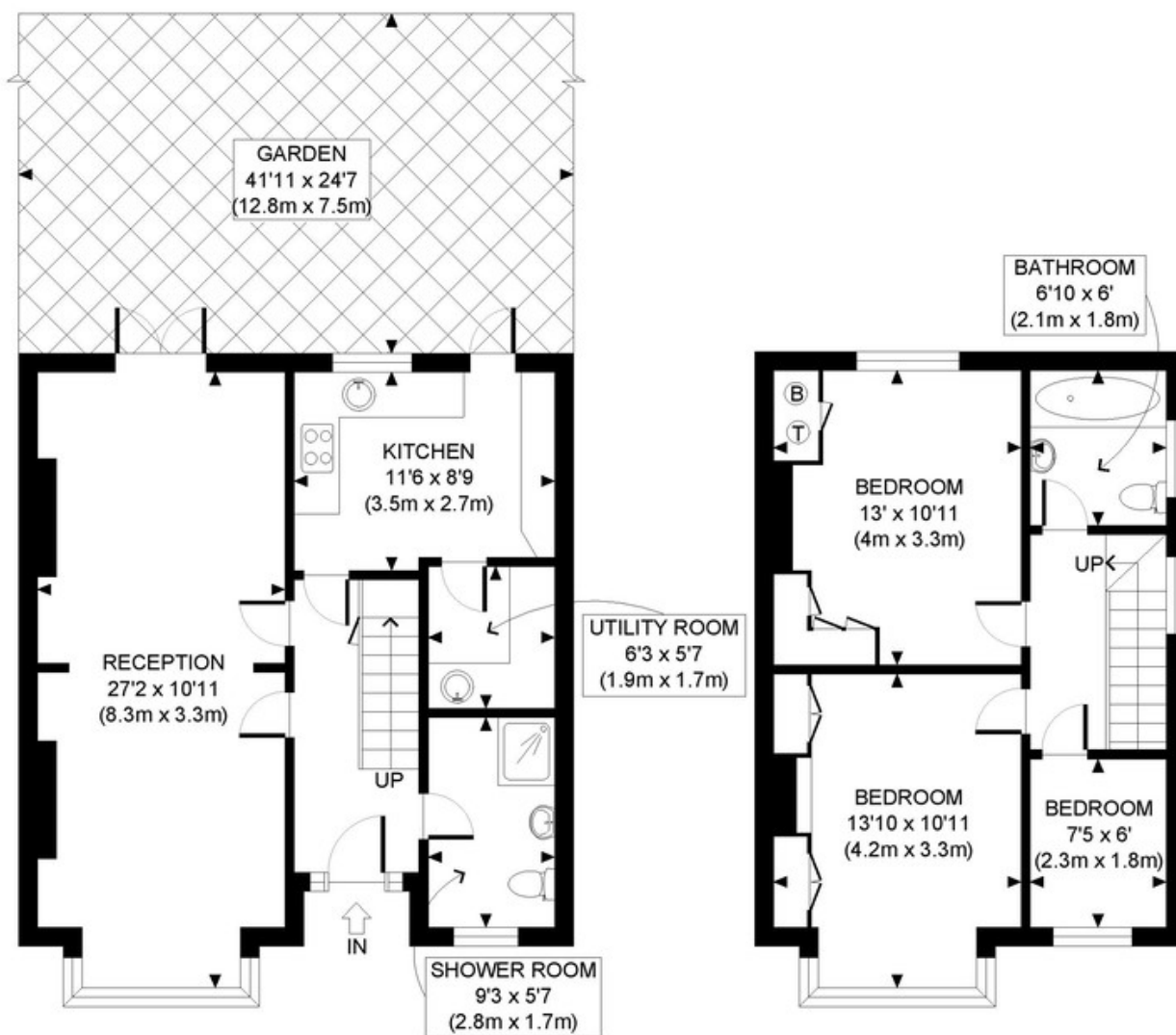
Local Transport

Harrow and Wealdstone Station - Bakerloo Line and
Overground including fast trains to Euston - 0.9 mile
Headstone Lane Station - Overground 0.9miles

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







APPROX. GROSS INTERNAL FLOOR AREA: 1008 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 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