



HINTON
residential

SALES, LETTINGS & MANAGEMENT

High Road

Harrow HA3 6HJ

- Five double bedroom detached house
- Off street parking
- Two bathrooms
- Potential for further extension (STPP)

Offers In Excess Of £1,000,000

EPC Rating '64'





Property Description

An extensive and extended FIVE DOUBLE BEDROOM DETACHED HOME with ample off street parking, conveniently located for access to local transport including Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains to Euston), Ofsted Outstanding school and supermarkets. Nestled between Stanmore and Pinner, this lovely family home is only a 7 minute drive to the busy restaurants and bars of Hatch End and Stanmore.

On the ground floor you are welcomed into this lovely family home via a larger than average entrance hallway, there is a good sized reception room with bay fronted windows, a second reception room with sliding doors out to the garden, a third reception room currently used as a formal dining room also with access to the garden and a fair sized kitchen with space for appliances such as a double oven, dishwasher, fridge, freezer and washing machine.





Upstairs there is a large bay fronted master bedroom with fitted wardrobes, a second double bedroom with fitted wardrobes, a third small double bedroom, a family bathroom with bath and overhead shower, two further double bedrooms in the extended part of the house and there is a tiled shower room.

The extremely well-maintained garden is in excess of 120ft in length and has a large patio just off of the reception rooms, perfect for a morning coffee and there is a summer house to the rear of the garden ideal for evening entertaining.

The property further benefits from gas central heating and double glazed windows throughout.



Local Schools

- Sacred Heart Language College - Ofsted 'Outstanding' - 0.5m
- Whitefriars School - Ofsted 'Outstanding' - 0.7m
- Bentley Wood School - Ofsted 'Outstanding' - 0.7m
- Belmont School - Ofsted 'Outstanding' - 0.7m
- Hujjat Primary School - Ofsted 'Good' - 0.4m
- Weald Rise Primary - Ofsted 'Good' 0.3m
- Salvatorian Roman Catholic - Ofsted 'Good' - 0.5m
- St Theresa's School - Ofsted 'Good' - 0.7m
- Hatch End High School - Ofsted 'Good' - 0.8m
- Avanti House School - Ofsted 'Good' - 1.3m

Please note ratings are subject to change and purchasers should do their own research



Local Transport

Bus Routes:

- 182 - Harrow Weald to Brent Cross
- 258 - Watford Junction to South Harrow
- 340 - Harrow Town Centre to Edgware
- H12 - Stanmore to South Harrow
- H18 to Harrow Bus garage

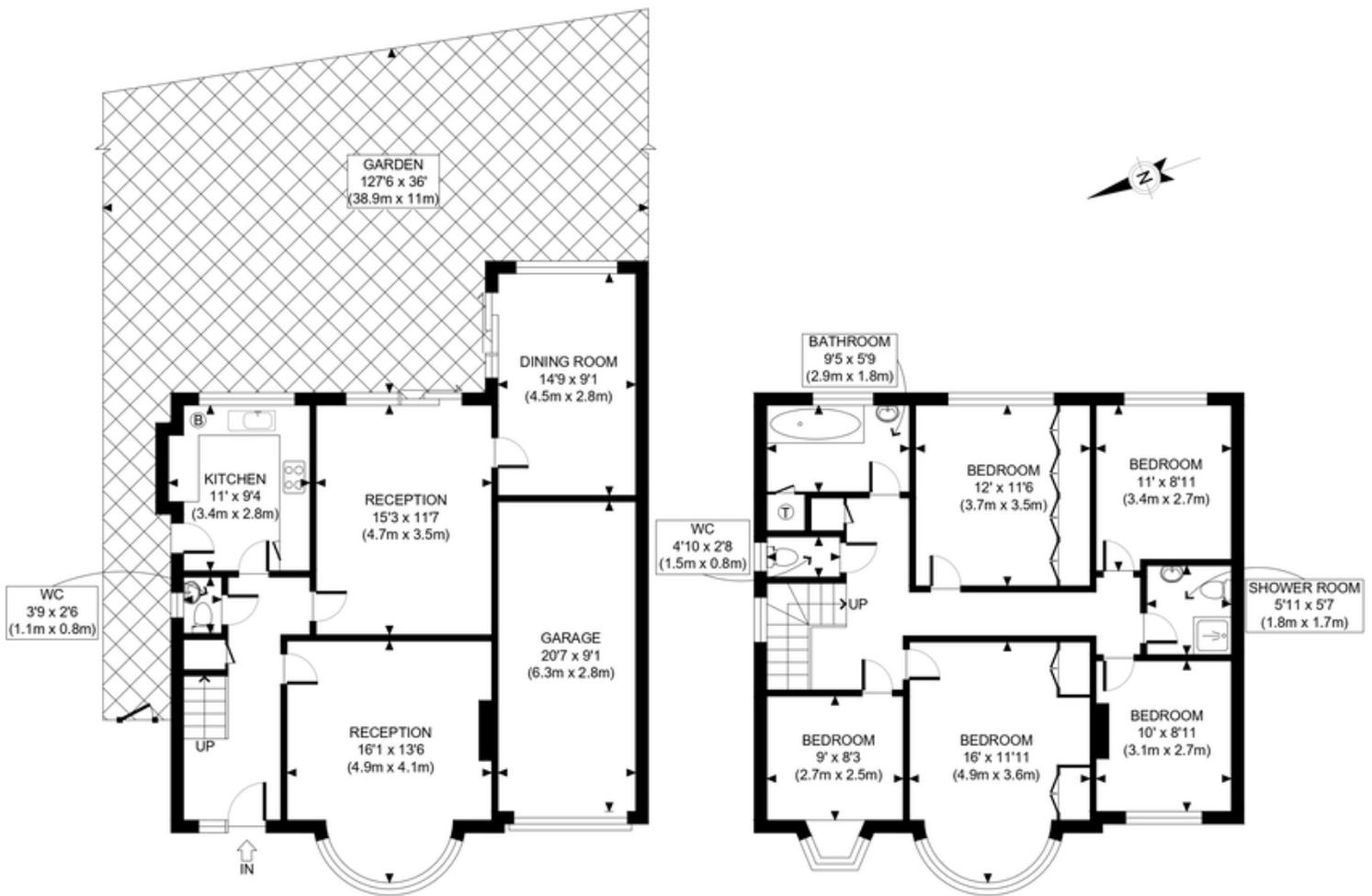
Train routes

- Headstone Lane Station - 0.9m - Overground
- Harrow and Wealdstone Station - 1.3m - Bakerloo line and Overground including fast trains to Euston from 13 minutes





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 GARAGE: 1804 SQ FT/ 168 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1604 SQ FT/ 149 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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		