



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

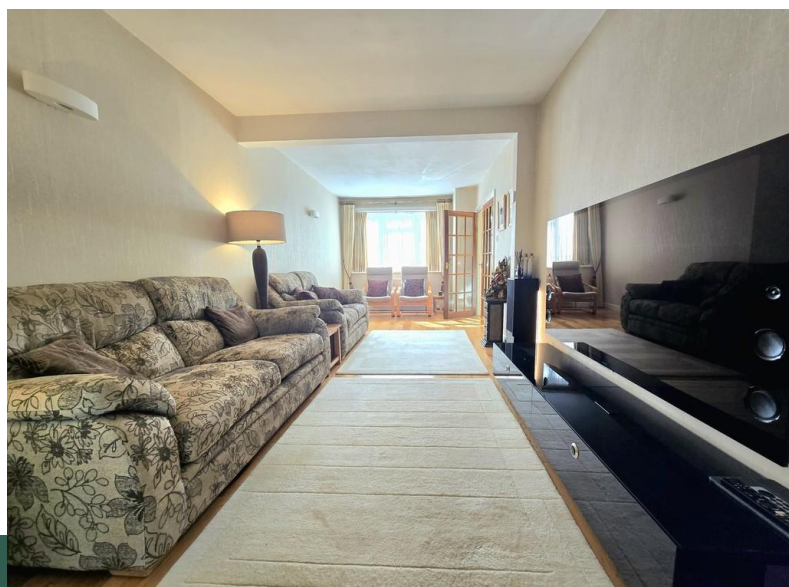
## Clewer Crescent

Harrow HA3 5PZ

- Three bedroom semi detached house
- Large detached garage
- Off street parking for two cars
- Well maintained

**Offers In Excess Of £550,000**

EPC Rating '67'







### Property Description

A very well presented THREE BEDROOM SEMI DETACHED HOUSE with off street parking for two cars and LARGE DETACHED GARAGE with rear access via Stox Mead. The property is well located for access to Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains), bus routes, supermarkets and schools with outstanding Ofsted ratings. This property is offered to the market in a very good condition throughout.

This family home comprises, a good sized entrance hall with a coat closet, a through lounge leading through the sliding doors into the large eat in kitchen with raised breakfast bar including a gas hob and electric oven, a separate utility area with space for a fridge/freezer, washing machine and dryer.

Upstairs there is a large master bedroom with fitted wardrobes, a good sized second double room also with fitted wardrobes, a third single bedroom being used as a home office and a shower room with large walk in shower.

The garden has been lovingly maintained by the current owners and has a large patio area great for entertaining and is







laid to lawn. At the rear of the garden there is a large detached garage, approximately 30sqm, with power going to it and it has been sectioned into two areas, one side storage and the other garage for cars.

## Schools within 1 mile

Kinglsey High School - Secondary - Ofsted 'Outstanding'  
 Whitefriars School - all age groups - Ofsted 'Good'  
 Salvatorian Roman Catholic College - Secondary - Ofsted 'Good'  
 Cedars Manor - Primary - Ofsted 'Good'  
 Sacred Heart Language College - Secondary - Ofsted 'Good'  
 Marlborough Primary School - - Ofsted 'Good'  
 St Theresa's School - Primary - Ofsted 'Good'  
 Hatch End High School - - Ofsted 'Good'  
 Pinner Park Primary School - - Ofsted 'Good'  
 Hujjat Primary School - - Ofsted 'Good'  
 Weald Rise - Primary School - Ofsted 'Good'  
 Belmont School - primary - Ofsted 'Good'

\*\*Please note Ofsted ratings are subject to change\*\*

## Local Transport

Headstone Lane Station - 0.3m - Overground to Watford Junction and Euston  
 Harrow and Wealdstone Station - 1.0m - Bakerloo Line and Overground to Watford Junction and Euston including fast trains to Euston from 13 minutes

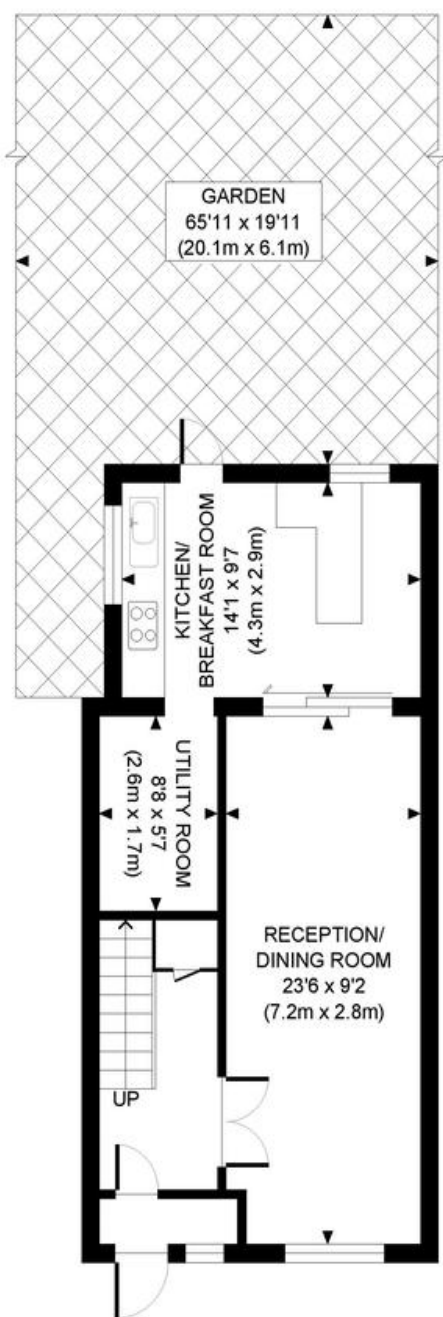
H12 Bus Route to Stanmore/South Harrow

H19 Bus Route to Central Harrow

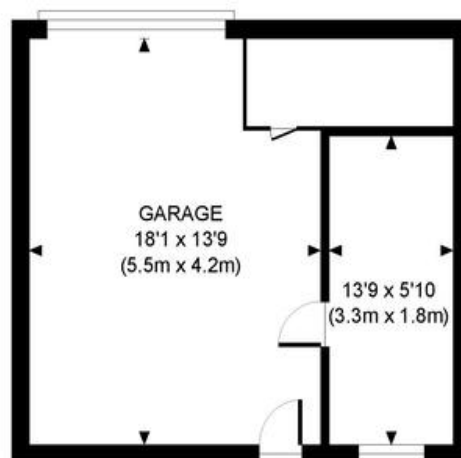




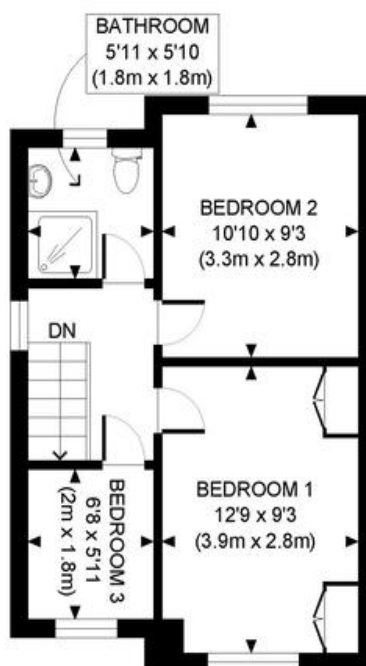
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.



GROSS INTERNAL  
FLOOR AREA 503 SQ FT



GROSS INTERNAL  
FLOOR AREA 362 SQ FT



GROSS INTERNAL  
FLOOR AREA 355 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1220 SQ FT/ 113 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 858 SQ FT/ 80 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		86 B
69-80	C		
55-68	D	67 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