



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Enderley Road

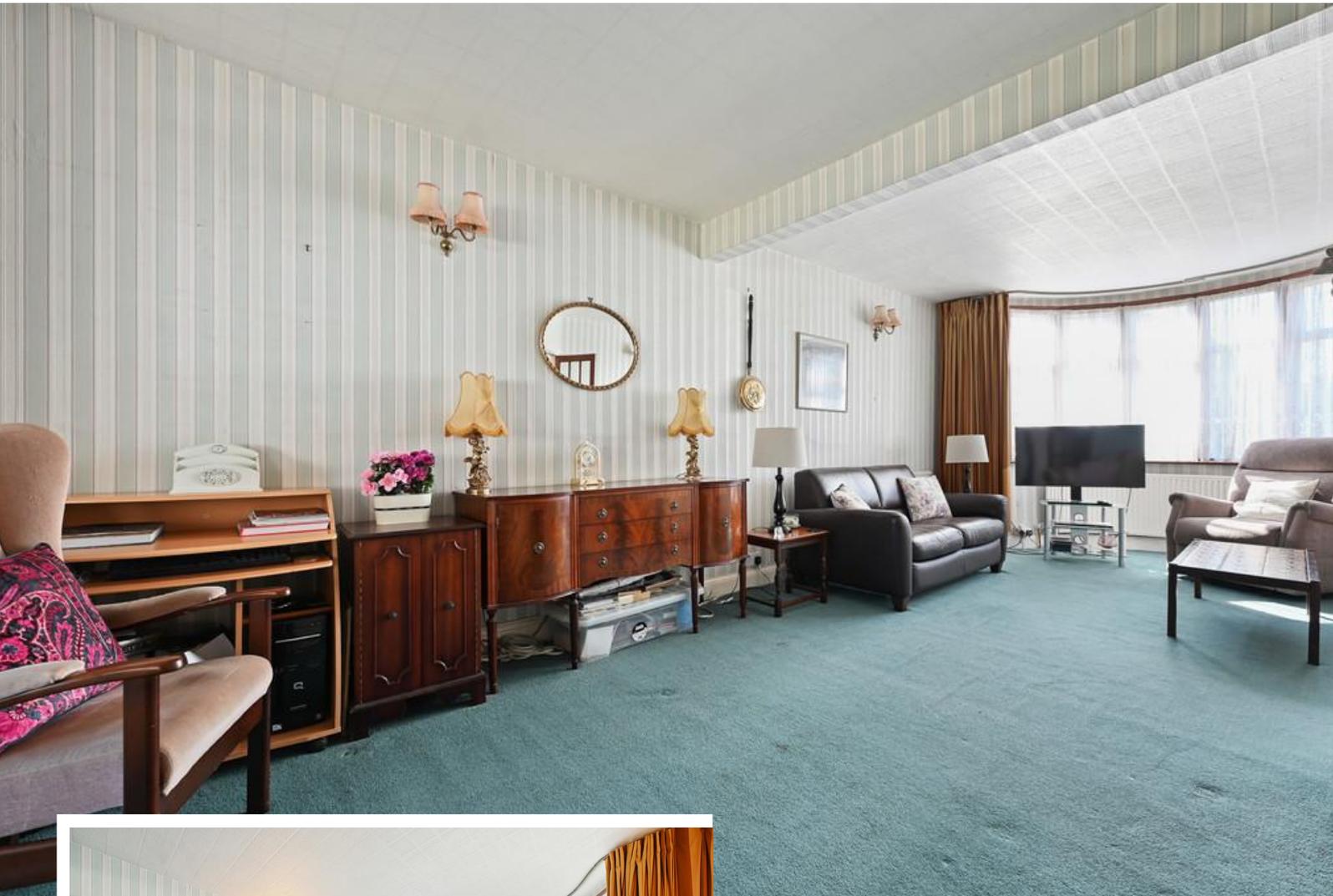
Harrow, HA3 5HF

- Four bedroom semi detached house
- Two bathroom
- Potential for further extension (STPP)
- Large rear garden

Asking Price Of **£640,000**

EPC Rating 'TBC'





Property Description

A well presented FOUR BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE with off street parking located on this popular residential road within easy access to Harrow and Wealdstone Station (Bakerloo line and Overground) as well as the shopping facilities of the High Road. This lovely family home offers potential for further extension (STPP) and is offered to the market chain free.

This home comprises; a spacious bay fronted through lounge, an extended fitted 'L' shape shaker style kitchen with appliances (including dishwasher, gas hob, oven and washing machine) leading into the dining area and a good sized single bedroom on the ground floor with access into the en-suite wet room.

On the first floor there is a spacious bay fronted master bedroom with fitted wardrobes, a second double bedroom also with fitted wardrobes, a single bedroom with fitted storage and a family shower room.

The rear garden is approximately 80ft in length, has a patio area and is laid to lawn. There is a garage, used for storage and a shed to the rear.



Schools Within 1 Mile

Kingsley High School - Ofsted Outstanding
 Salvatorian Roman Catholic College - Ofsted Good
 Sacred Heart Language College - Ofsted Good
 Weald Rise Primary School - Ofsted Good
 Cedars Manor - Ofsted Good
 Hujjat School - Ofsted Good
 Helix Education Centre - Ofsted Good
 Marlborough Primary School - Ofsted Good
 Belmont School - Ofsted Good
 Hatch End High - Ofsted Good
 St Josephs Primary School - Ofsted Good



Local Transport

Harrow and Wealdstone Station - Bakerloo line and
 Overground including fast trains to Euston from 13 minutes -
 0.7m
 Headstone Lane Station - Overground to Euston/Watford
 Junction 0.7m
 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
 N18 Bus Route to Trafalgar Square

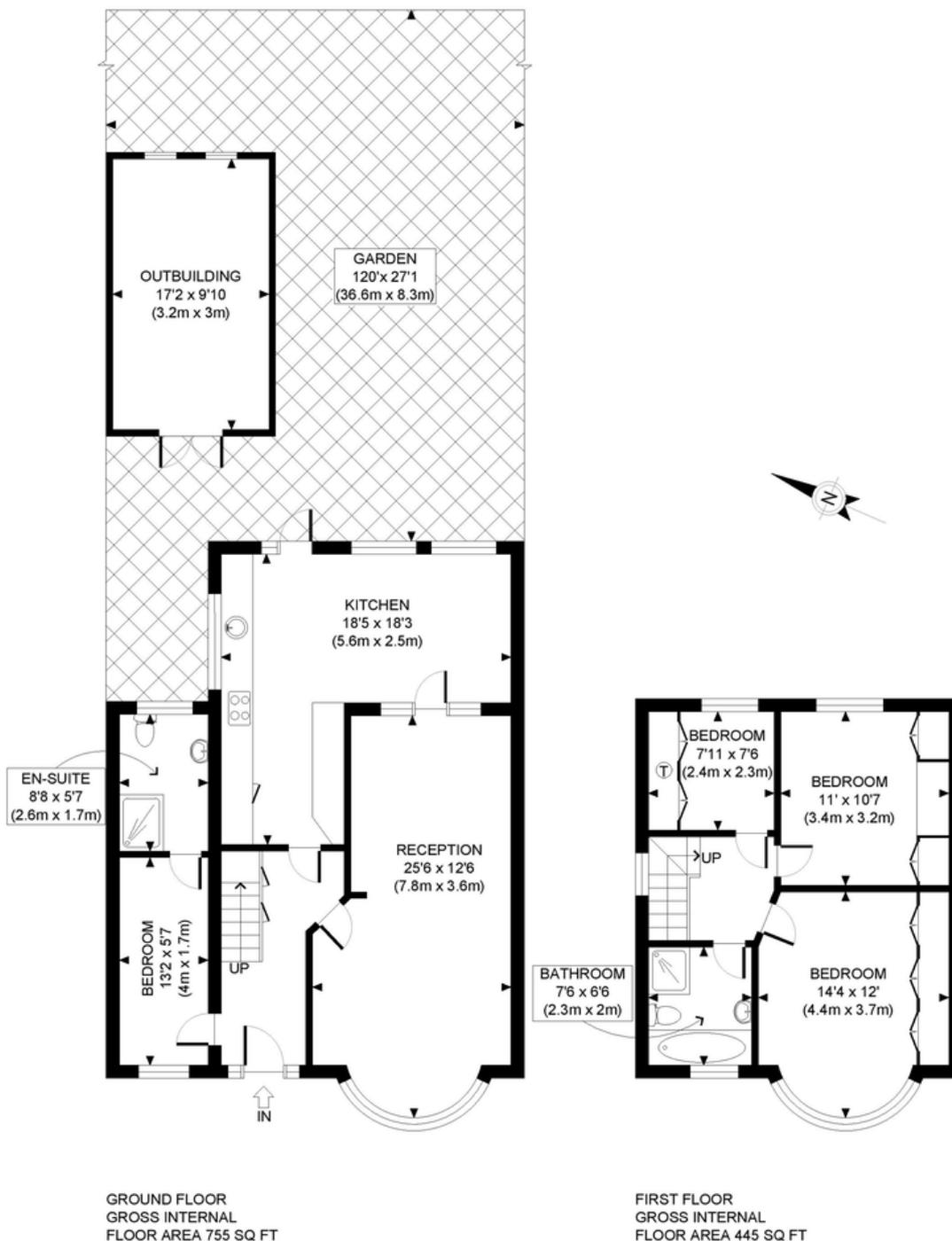


1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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 OUTBUILDING: 1371 SQ FT/ 127 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING: 1200 SQ FT/ 111 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