



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

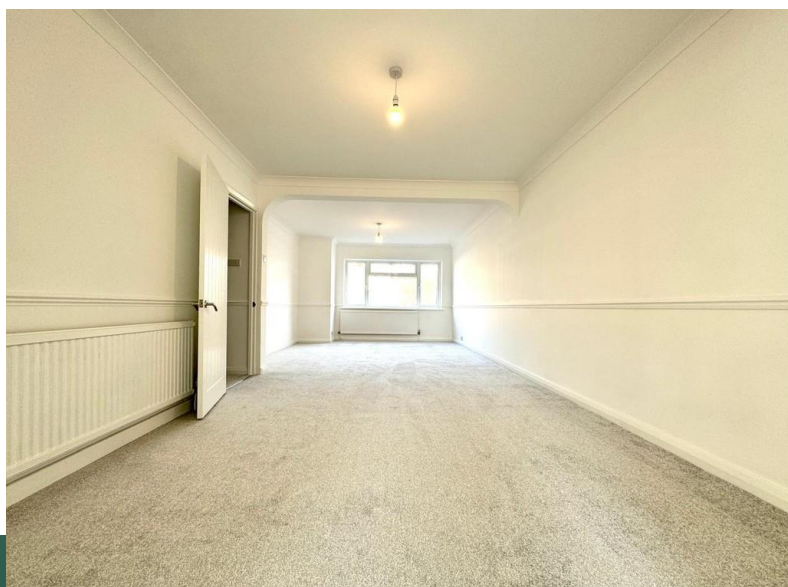
## Whitegate Gardens

Harrow HA3 6BW

- Three bedroom semi detached house
- Two bathroom
- Extended with potential for further extension (STPP)
- Fitted wardrobes

**Offers in excess of £600,000**

EPC Rating '67'







### Property Description

A beautifully presented and EXTENDED THREE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING located on this popular residential road just off of Elms Road within easy access to the amenities of Harrow Weald including Harrow Weald Bus Garage and Waitrose. The property is also well placed for local schools with Ofsted ratings of Outstanding and Good and there is potential for furth extension to the rear and into the loft (STPP). Offer to the market CHAIN FREE.

This lovely home comprises; a spacious through lounge leading into the south facing kitchen diner with a fitted white gloss kitchen including appliances such as a double oven, electric hob, space for a washing machine and space for a dishwasher with sliding doors to the garden, there is a a shower room on the ground floor with a shower cubicle, basin and W.C. Upstairs there is a spacious master bedroom with fitted wardrobes, a second good sized double room with fitted wardrobes, a third single room and a family bathroom tiled floor to ceiling.







The south facing garden is approximately 40ft in length, is laid out with a patio area off of the kitchen and a lawn area. There is access to the garden via the shared driveway.

## 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

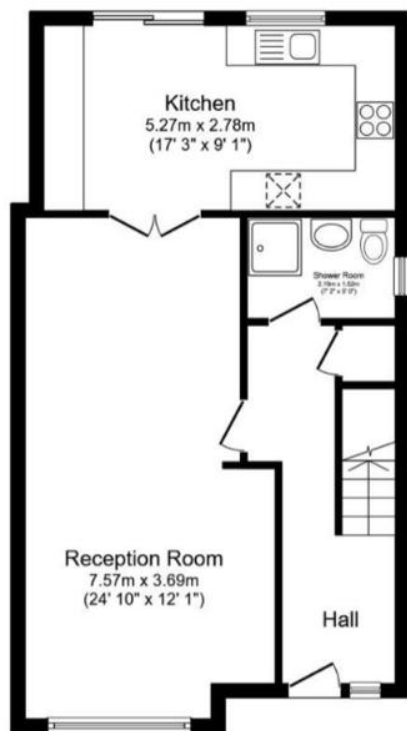
Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile  
 Headstone Lane Station - Overground

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

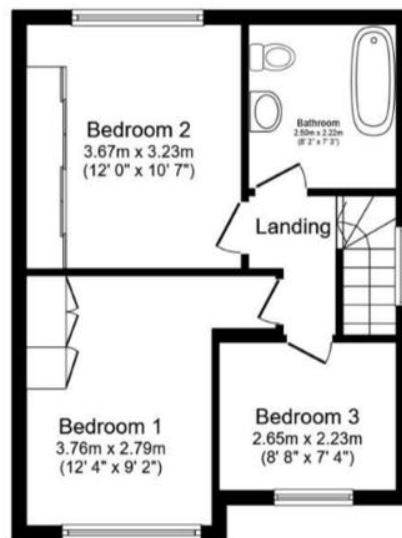




1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.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



**Ground Floor**



**First Floor**

Total floor area 95.8 sq.m. (1,031 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		