



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Belmont Road

Harrow HA3 7PN

- Three bedroom
- Mid terraced house
- Potential for extension (STPP)
- Excellent location

Asking Price Of £520,000

EPC Rating '64'





Property Description

An EXTENDED THREE BEDROOM MID TERRACED HOUSE conveniently located for easy access to Harrow and Wealdstone Station (Fast trains to Euston from 13 minutes and the Bakerloo line) as well as local shops, schools and restaurants. The property benefits from gas central heating and double glazed windows.

The house comprises a south facing, bay fronted reception room, an excellent sized dining room open to the extended kitchen fitted with appliances (including gas hob and double oven). The family bathroom is very spacious with a bath, W.C., basin and separate shower cubicle. Upstairs there are three generous bedrooms, two double and one large single room. The private rear garden is approximately 36ft in length.

SCHOOLS WITHIN 1 MILE Belmont School - Ofsted outstanding

St Josephs Catholic primary school - Ofsted outstanding

Elmgrove primary school and nursery - Ofsted good

The Sacred Heart Language College - Ofsted good

St Jerome Catholic school - Ofsted good

Priestmead primary school - Ofsted good



Alpha Prep School - Independent
Salvatorian College - Ofsted good
Weald Rise primary school - Ofsted good
Whitefriars school - Ofsted outstanding

Please note whilst every care has been taken to ensure ratings are correct these are subject to change and a purchaser should carry out their own research.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	64 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