



HINTON
residential

SALES, LETTINGS & MANAGEMENT

College Road

Harrow Weald, Harrow HA3 6EF

- One bedroom
- First floor
- Private garden
- Freehold

Offers In Excess Of £275,000

EPC Rating '66'



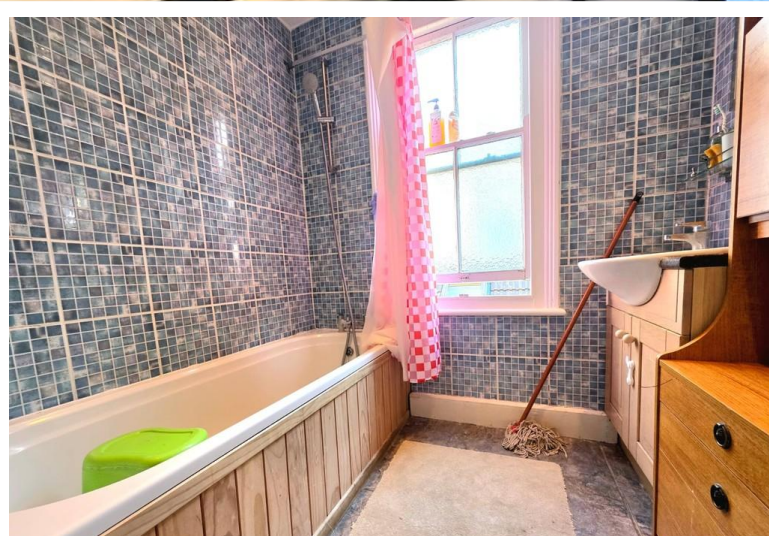


Property Description

A large ONE BEDROOM APARTMENT WITH PRIVATE GARDEN located on this popular residential road very close to the amenities of the High Road including Harrow Weald Bus Garage and local supermarkets. The property benefits from being sold with the freehold and is offered to the market available with vacant possession. There is potential for an extension into the loft (STPP).

The property comprises; a spacious south facing reception room with cast iron fireplace, a good sized double bedroom, a large bathroom with bath and overhead shower, a separate W.C and a separate fitted kitchen with a gas hob, freestanding washing machine, fridge/freezer and space for a small table and chairs. There is potential for extension into the loft (STPP).

The private rear garden is located to the rear and is accessible from the side of the property.



Local Transport

Local Trains:

Harrow and Wealdstone Station - Bakerloo line

Harrow and Wealdstone Station - Overground to including fast trains to Euston from 13 minutes.

Local Bus Routes:

H12 to Stanmore/South Harrow

H19 to Harrow

140 to Hayes

182 to Brent Cross

258 to Watford Junction/South Harrow

340 to Edgware/Harrow

640 to Bentley Wood School/South Harrow

N18 - Night Bus to Trafalgar Square

N140 - Night Bus to Hayes

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.

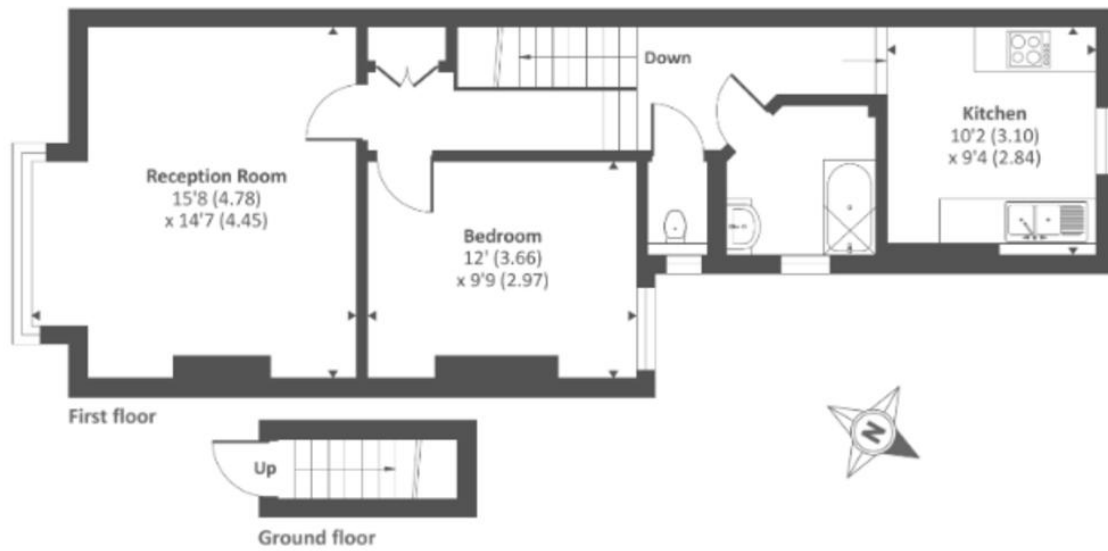
2: These particulars do not constitute part or all of an offer or contract.

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.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). Produced for Chancellors Estate Agents. REF: 1054993

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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