



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Spencer Road

Harrow HA3 7AW

- Three bedroom semi detached house
- Garage to the side
- Potential to extend (STPP)
- Large rear garden

Asking Price Of £600,000

EPC Rating 'TBC'





Property Description

A LARGER THAN AVERAGE THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE located on this popular residential road conveniently placed for access to Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains to Euston from 13 minutes), local Outstanding rated schools and amenities. The property is offered to the market in need of modernising and offers plenty of scope to extend (STPP). Chain free.

On the ground floor there is a large south facing reception room with dual aspect windows and a tiled fireplace, a second reception room with access out to the rear garden, there is a galley kitchen leading out to a small extension perfect for dining and a downstairs guest W.C.

Off of the large landing on the first floor is a good sized master bedroom, a second double bedroom with fitted wardrobes, a large third single bedroom, a family shower room and a separate W.C.



Schools within 1 mile:

Sacred Heart Language College - Ofsted 'Outstanding'
Salvatorian Roman Catholic College - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Belmont School - Ofsted 'Good'
Marlborough Primary School - Ofsted 'Good'
Weald Rise Primary School - Ofsted 'Good'
Alpha Prep - Independent School
St Jerome Church of England - Ofsted 'Good'
Kingsley High School - Ofsted 'Outstanding'
Cedars Manor - Ofsted 'Good'

Please note Ofsted ratings are subject to change

Local Transport

Harrow and Wealdstone Station - Overground and fast trains to Euston from 13 minutes and Bakerloo line

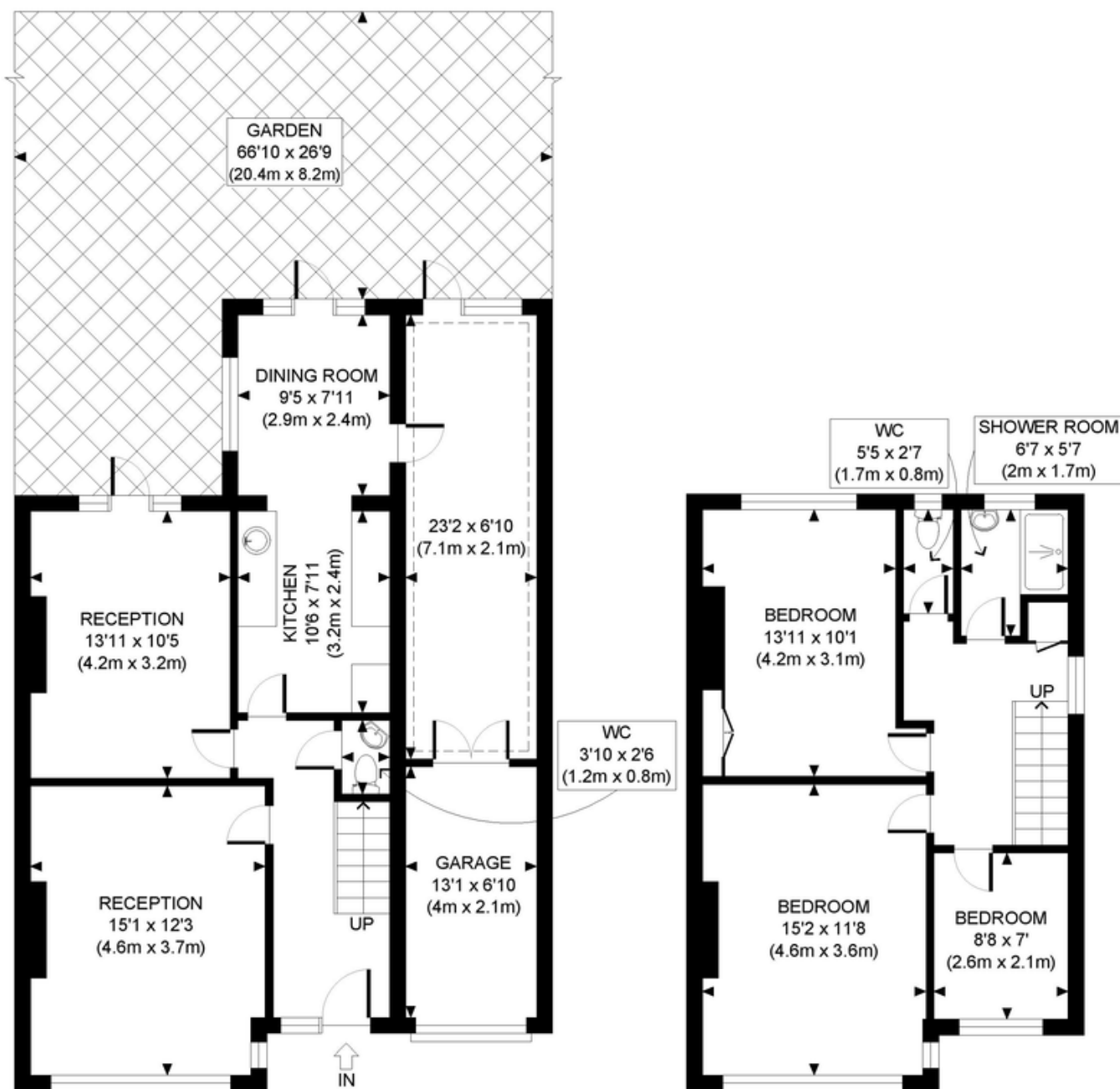
258 Bus Route - South Harrow/Watford

140 Bus Route - Harrow Weald/Hayes

182 Bus Route - Brent Cross/Harrow Weald

340 Bus Route - Edgware/Harrow





GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA WITH GARAGE 892 SQ FT
 FLOOR AREA WITHOUT GARAGE 789 SQ FT

FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 541 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1433 SQ FT/ 133 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1330 SQ FT/ 124 SQM

PROPERTY PHOTO PLANS.COUK
 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