



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Byron Road

Wealdstone, Harrow HA3 7SY

- Two double bedroom
- End of terrace
- Modern finish
- Guest W.C

**Asking Price Of £450,000**

EPC Rating '62'







## Property Description

A beautifully presented TWO DOUBLE BEDROOM HOUSE conveniently located for access to Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains), local schools and amenities. The property has been finished to a high standard throughout and benefits from double glazing and gas central heating.

This home comprises; A spacious west facing reception room with recently fitted LVT flooring, a good sized dining room leading into the newly fitted kitchen with quartz (including gas hob, electric oven), a separate utility room with access to a downstairs W.C.

Upstairs there is a very good sized double bedroom, a large double being used as the master room with access into the family bathroom with bath and overhead shower.

The large east facing rear garden is laid to lawn with a large patio area perfect for entertaining and access to a small storage unit. There is space to extend subject to planning permission.



## Schools Within 1 Mile

Alpha Preparatory School - Independent School  
 Harmony Primary School - Independent School  
 Priestmead Primary School - Ofsted 'Outstanding'  
 The Jubilee Academy - Ofsted 'Outstanding'  
 Saint Jerome Church of England - Ofsted 'Good'  
 Elmgrove Primary School - Ofsted 'Good'  
 Marlborough Primary - Ofsted 'Good'  
 Salvatorian Roman Catholic College - Ofsted 'Good'  
 Whitefriars School - Ofsted 'Good'  
 Harrow High School - Ofsted 'Good'  
 Norbury School - Ofsted 'Good'



## Local Transport

Harrow and Wealdstone Station - Bakerloo Line and  
 Overground including fast trains to Euston from 13 minutes -  
 0.2m  
 Kenton Station - Bakerloo line and Overground - 1m  
 Harrow On the Hill - Metropolitan Line and National Rail -  
 1m



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.

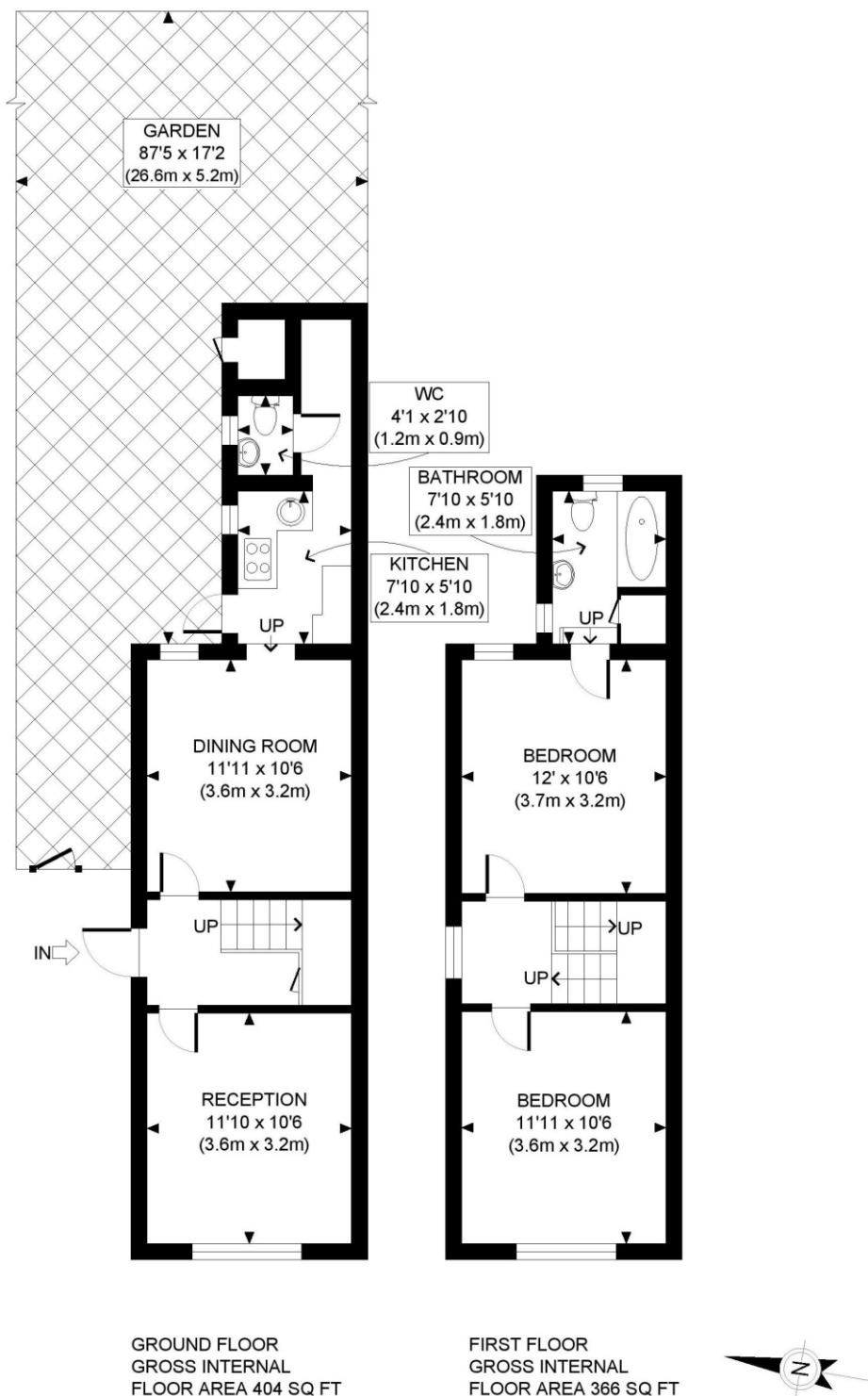
3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.





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