



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Pinner Park Gardens

Harrow HA2 6LQ

- Three bedroom semi detached house
- Potential for further extension (STPP)
- Off street parking for three cars
- Large rear garden

Asking Price Of **£695,000**

EPC Rating 'TBC'





Property Description

An immaculately presented THREE BEDROOM SEMI DETACHED family home with garage to the side located on this residential road within convenient access to local schools, supermarkets and transport links including Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains) and Headstone Lane Station. The property is offered to the market in good order throughout with potential for extension (STPP).

Upon entering the property you are welcomed into this home via a large entrance hall leading into the west facing bay fronted reception room with high ceilings, a spacious kitchen diner with study area including appliances such as a Bosch double oven, gas hob and dishwasher finished with granite worktops.

Upstairs there is a very good sized master bedroom with fitted wardrobes, a second double room with fitted wardrobes and a feature panelled wall, a generously sized single bedroom and a family shower room with modern walk in shower enclosure.

The rear garden has been levelled and has a patio area just off of the house, laid to lawn with a lovingly cared for pond to the rear.



The garage is located to the left side, is equipped with power and currently houses the washing machine and dryer. There is ample space for additional storage or potential to convert (STPP).

Schools Within 1 Mile

Nower Hill School - Ofsted 'Outstanding'
Kingsley High School - Ofsted 'Outstanding'
Vaughan Road - Ofsted 'Outstanding'
Pinner Park Primary School - Ofsted 'Good'
St Teresa's School - Ofsted 'Good'
Cedars Manor - Ofsted 'Good'
Hatch End High - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Salvatorian Roman Catholic College - Ofsted 'Good'
Marlborough Schol - Ofsted 'Good'



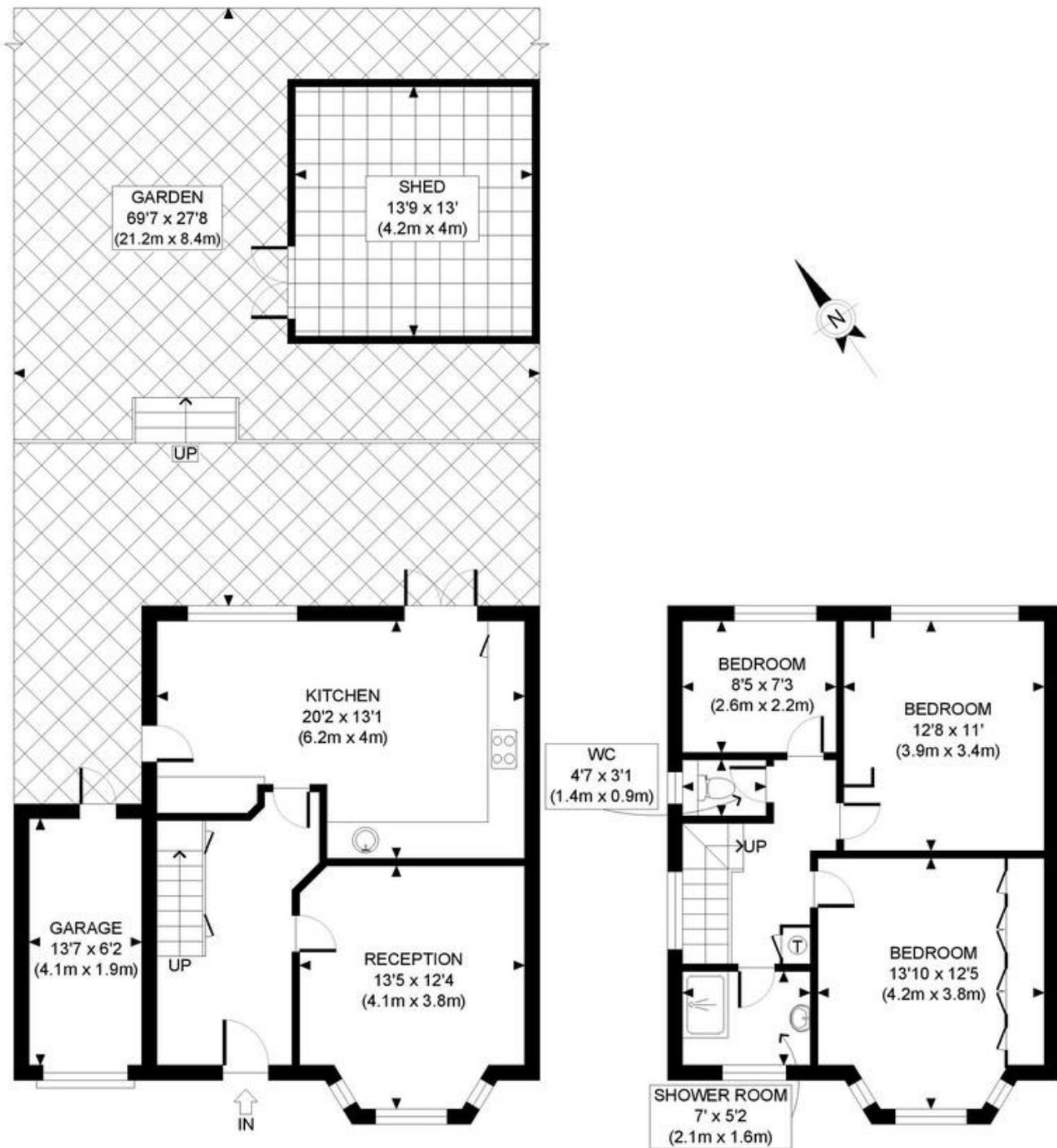
Local Transport

Headstone Lane Station - Overground to Euston/Watford Junction 0.4m
Harrow and Wealdstone Station - Bakerloo line and Overground including fast trains to Euston from 13 minutes - 0.9m
Harrow on the Hill - Metropolitan line
North Harrow Station - Metropolitan line - 0.9m
H14 bus towards Northwick Park Hospital/Hatch End





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.



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1098 SQ FT/ 102 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1014 SQ FT/ 94 SQM

PROPERTY PHOTO PLANS.CO.UK
 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