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Boniface Walk, Harrow Weald, HA3

Guide Price £450,000

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Property

QUOTE AB0697 - Boasting over 900 Sq Ft of living space and situated on a popular residential road in the Hatch End area of Harrow Weald, this is a spacious three bedroom semi detached family home. Having been in the family of the current owners for over four decades, the property now comes to market and offers an excellent opportunity for the next owners to create their ideal family living space.

The layout comprises an open plan entrance hallway leading into the extremely spacious 'L' shaped reception and dining room. This in turns leads into a galley style kitchen which features fitted units, free standing oven / hob, and space for a washing machine & dishwasher.. Furthermore, there is an understairs storage cupboard.

Moving up to the first floor, the property comprises a front facing primary double bedroom with ample space for additional storage, a second rear facing double bedroom also offering space for storage, and a third smaller bedroom / office room currently completed with a built in storage / desk unit. The bathroom includes a full size bath with shower.

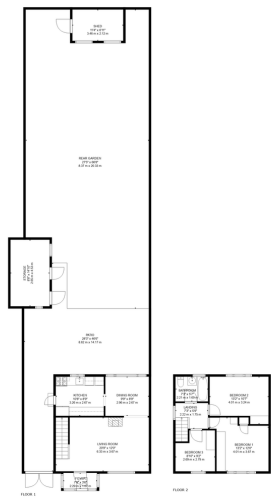
The stand out feature of this property is the impressive rear garden, which boasts a combination of patio and laid to lawn areas, and in total offers over approximately 2200 Sq Ft of space. There are also two additional storage sheds, and the garden is further complemented by direct side access, in addition to the access from the kitchen.

Additional features includes a private driveway for the property, while finishing touches include double glazing, gas central heating, and carpet throughout. Potential buyers should also note there is potential to extend (STPP).

Location

Boniface Walk is ideally situated for the many local amenities of Hatch End, while the further amenities of Pinner are also located





TOTAL: 908 sq. ft, 84 m²
 FLOOR 1: 468 sq. ft, 43 m²; FLOOR 2: 440 sq. ft, 41 m²
 EXCLUDED AREAS: STORAGE: 130 sq. ft, 12 m²; SHED: 79 sq. ft, 7 m²; PATIO: 592 sq. ft, 55 m²;
 REAR GARDEN: 1613 sq. ft, 150 m²
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

- Quote AB0697
- 908 Sq Ft
- In Need of Modernisation
- Spacious Open Plan Reception & Dining Room
- Close to Headstone Lane Station (Overground) and Harrow & Wealdstone Station (Bakerloo Line)
- Three Bedrooms
- Chain Free
- Potential to Extend (STPP)
- Large South Facing Rear Garden with Patio
- Hatch End High School & Grimsdyke School Close By

