

# DAVID CHARLES

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## HAMPDEN ROAD, HARROW WEALD, MIDDLESEX, HA3 5PS



**PRICE....£615,000....FREEHOLD**

This bright and well presented extended three bedroom, two bathroom semi detached family house (935 sq.ft/86.9 sq.m) is located off Long Elms within easy reach of both Hatch End and Harrow Weald Town Centres with their array of shops, restaurants, coffee houses, supermarkets and Headstone Lane Overground Train Station and Harrow Wealdstone Bakerloo and Overground Train Station. The school catchment areas of Cedars Manor School, St Teresa's Catholic Primary School and Nursery, Whitefriars School, Pinner Park Primary School and Kingsley High School are also within easy reach. The accommodation comprises of an entrance porch leading to own front door, entrance hall, 20'8ft living/dining room with wood flooring, 15'6ft modern fitted kitchen with a centre island, and, integrated dishwasher/washing machine and luxury fitted bathroom/WC. On the first floor there is a master bedroom with wood flooring, fitted wardrobes and luxury fitted en-suite shower room/WC, and two further bedrooms. Outside there is an own drive with off street parking for two cars and an 85ft west backing rear garden with a paved patio area leading to lawn with mature shrub and flower borders, 11ft garden shed and side access. The property benefits from a water softener, recently installed gas boiler and Hive thermostatic system.

**020 8866 0222**





















## COUNCIL TAX

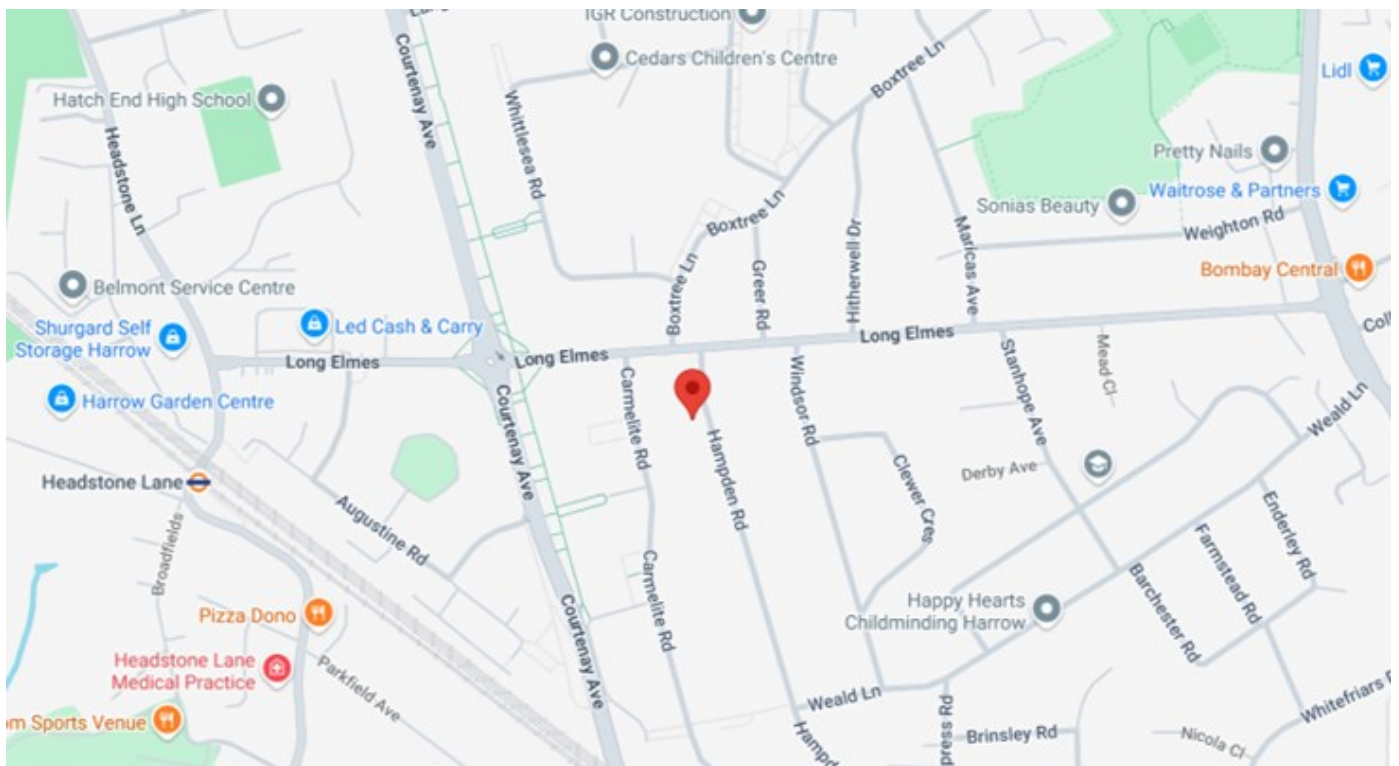
London Borough of Harrow - Band D - £2,395.86

## LOCAL SCHOOLS

Cedars Manor School - 0.18 Miles  
St Teresa's Catholic Primary School & Nursery - 0.25 Miles  
Pinner Park Primary School - 0.59 Miles  
Kingsley High School - 0.25 Miles  
Whitefriars School - 0.52 Miles

## LOCAL TRANSPORT

Headstone Lane Station (Lioness Line/Overground) - 0.4 Miles  
Harrow & Wealdstone Station (Lioness/Bakerloo Line/Overground) - 1.0 Miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Hampden Road

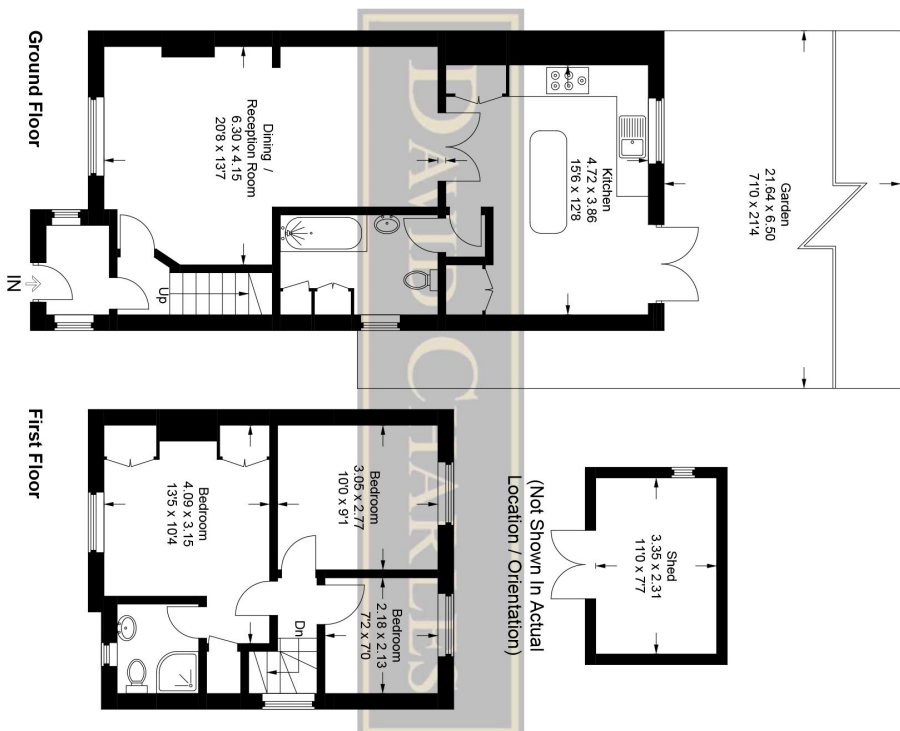
Approximate Gross Internal Area

Ground Floor = 55.0 sq m / 592 sq ft

First Floor = 31.9 sq m / 343 sq ft

Shed = 7.7 sq m / 83 sq ft

Total = 94.6 sq m / 1,018 sq ft



***For appointments to view please call David Charles 020 8866 0222***

*All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.*

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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