



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Wynchgate

Harrow Weald HA3 6BN

- Three bedroom semi detached house
- Two bathroom
- Off street parking
- Garage converted into a home cinema

**Asking Price Of £625,000**

EPC Rating '57'







## Property Description

A beautifully presented and extended THREE BEDROOM, TWO BATHROOM SEMI DETACHED family home located on this quite residential road with off street parking, easy access to Outstanding rated schools, local transport and supermarkets. The property benefits from an outbuilding which has been converted into a home cinema and there is potential for further extension STPP.

This home has been occupied by the current owners for the last 17 years and they have lovingly maintained the property throughout their time here. The porch was constructed in 2014 and has been finished to a very good standard with tiled flooring leading into the welcoming entrance hall, there is a very good sized through lounge with a lovely stone fireplace with electric heater and a fitted bookshelf perfect for storage, a kitchen diner in the extension with two sky lights housing a cream gloss howdens kitchen (including appliances such as washing machine, dryer, 5 ring gas hob, electric oven and American style fridge freezer), a ground floor shower room with W.C, basin and recently fitted shower cubicle.

On the first floor there is a spacious master bedroom with





Sharps fitted wardrobes, a second very good sized double bedroom also with fitted wardrobes, a third bedroom with space for a single bed and large desk or a small double bed, a family bathroom with bath and separate shower cubicle and a separate W.C.

The loft is insulated, boarded and is accessible via a pull down ladder. There is space to be able to convert the loft (STPP).

The well presented garden is South West facing, has a patio area for entertaining, access from the side gate, a shed for storage and has a large outbuilding that has been insulated and sound proofed with gas central heating and power, previously used as a home cinema.



## Schools within 1 mile

Bentley Wood - Ofsted 'Outstanding'  
 Sacred Heart Language College - Ofsted 'Outstanding'  
 Kingsley High School - Ofsted 'Outstanding'  
 Weald Rise Primary school - Ofsted 'Good'  
 Helix Education Centre - Ofsted 'Good'  
 Belmont School - Ofsted 'Good'  
 Hujjat Primary School - Ofsted 'Good'  
 Whitefriars School - Ofsted 'Good'  
 St Josephs School - Ofsted 'Good'  
 Cedars Manor - Ofsted 'Good'



## Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile  
 Headstone Lane Station - Overground

H19 Bus Route to Harrow  
 140 (N140) Bus Route to Hayes  
 182 Bus Route to Brent Cross  
 258 Bus Route to Watford/South Harrow  
 340 Bus Route to Edgware/Harrow  
 H12 Bus Route to Stanmore/South Harrow  
 N18 Bus Route to Trafalgar Square



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.



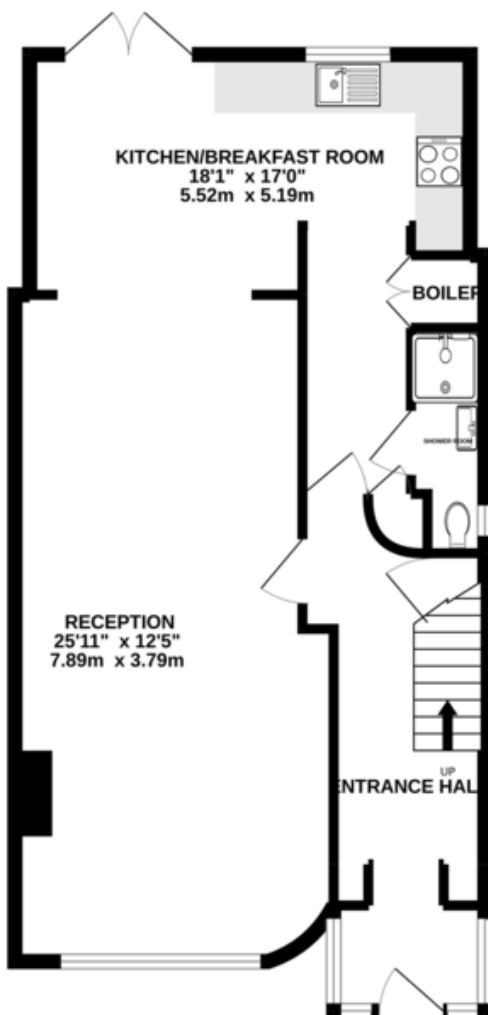
WYNCHGATE, HARROW, HA3 6BN

**TOTAL FLOOR AREA : 1347 sq.ft. (125.1 sq.m.) approx.**

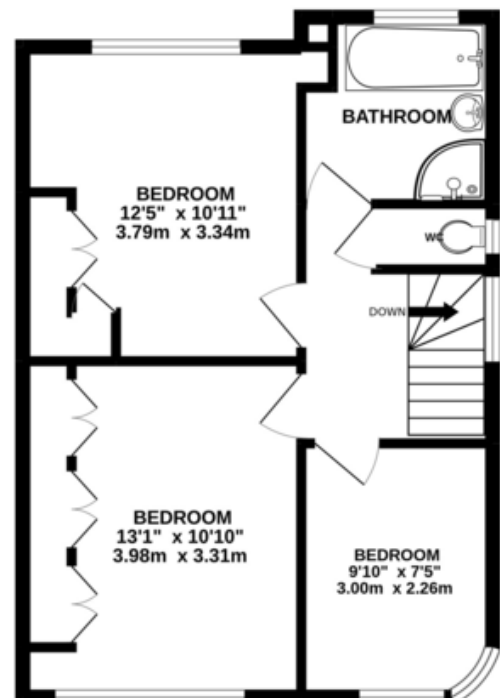
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**2ND FLOOR**  
234 sq.ft. (21.7 sq.m.) approx.



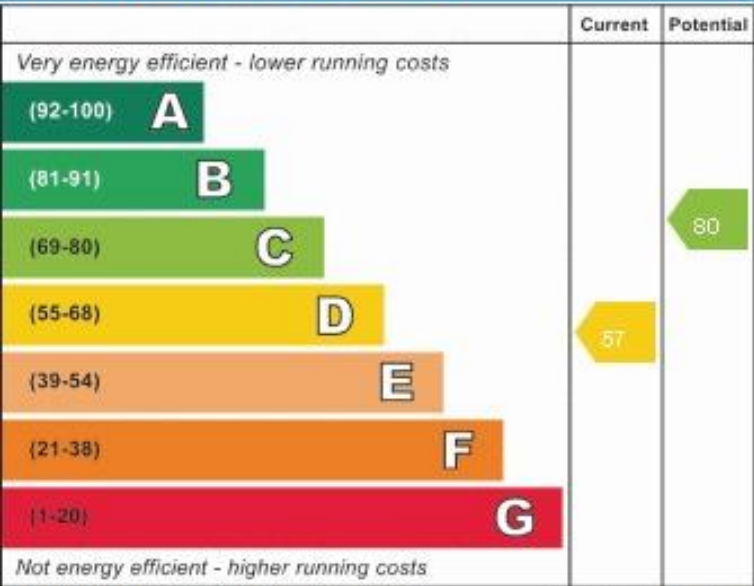
**GROUND FLOOR**  
644 sq.ft. (59.8 sq.m.) approx.



**1ST FLOOR**  
469 sq.ft. (43.6 sq.m.) approx.



# Energy Efficiency Rating



England, Scotland & Wales

EU Directive  
2002/91/EC



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Harrow

Middlesex

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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