



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Hampden Road

Harrow HA3 5PS

- Extended to rear
- Stunning rear garden
- Off street parking
- Well maintained

Asking Price Of **£525,000**

EPC Rating 'TBC'





Property Description

An EXTENDED THREE BEDROOM SEMI DETACHED house located on this popular residential road conveniently placed for access to local transport including Harrow and Wealdstone Station (Fast trains to Euston from 13 minutes and Bakerloo line) as well as local shops and schools. With stunning rear gardens this is a perfect family home.

Downstairs there is a large 'L' shaped through lounge with bay fronted windows leading into the rear extension housing the fitted kitchen diner with sliding doors out to the immaculately kept garden.

Upstairs there are two very good sized double bedrooms (master with fitted storage), a third single bedroom (currently used as an office) and a family shower room with walk in shower cubicle, W.C and Basin.

The garden is laid to lawn with a large patio area, perfect for entertaining, two good sized sheds for storage and a greenhouse. The garden is West facing and is well stocked including various fruit and cherry blossom tree's.

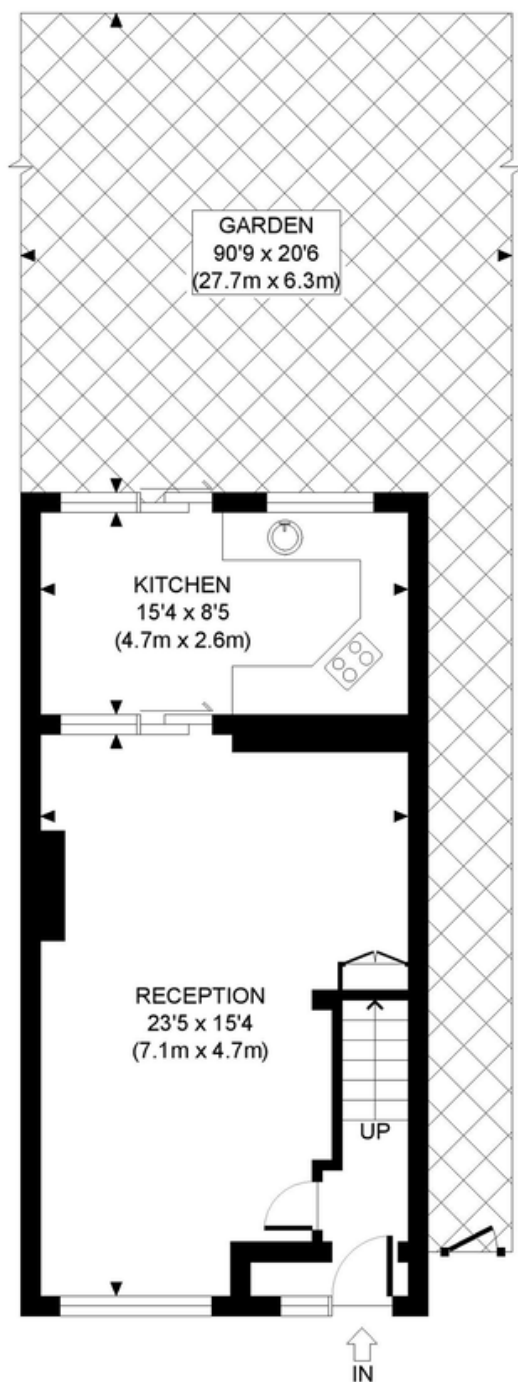


SCHOOOLS WITHIN ONE MILE

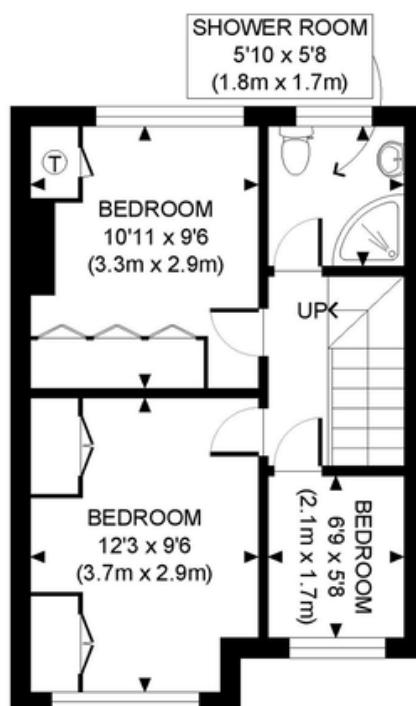
Whitefriars School - all age groups - Ofsted 'Good'
 Salvatorian Roman Catholic College - Secondary - Ofsted 'Good'
 Cedars Manor - Primary - Ofsted 'Good'
 Sacred Heart Language College - Secondary - Ofsted 'Good'
 Kinglsey High School - Secondary - Ofsted 'Outstanding'
 Marlborough Primary School - - Ofsted 'Good'
 St Theresa's School - Primary - Ofsted 'Good'
 Hatch End High School - - Ofsted 'Good'
 Pinner Park Primary School - - Ofsted 'Good'
 Hujjat Primary School - - Ofsted 'Good'
 Weald Rise - Primary School - Ofsted 'Good'
 Belmont School - primary - Ofsted 'Good'

****Please note Ofsted ratings are subject to change****





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 501 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 350 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 851 SQ FT/ 79 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