



HINTON
residential

SALES, LETTINGS & MANAGEMENT

High Road

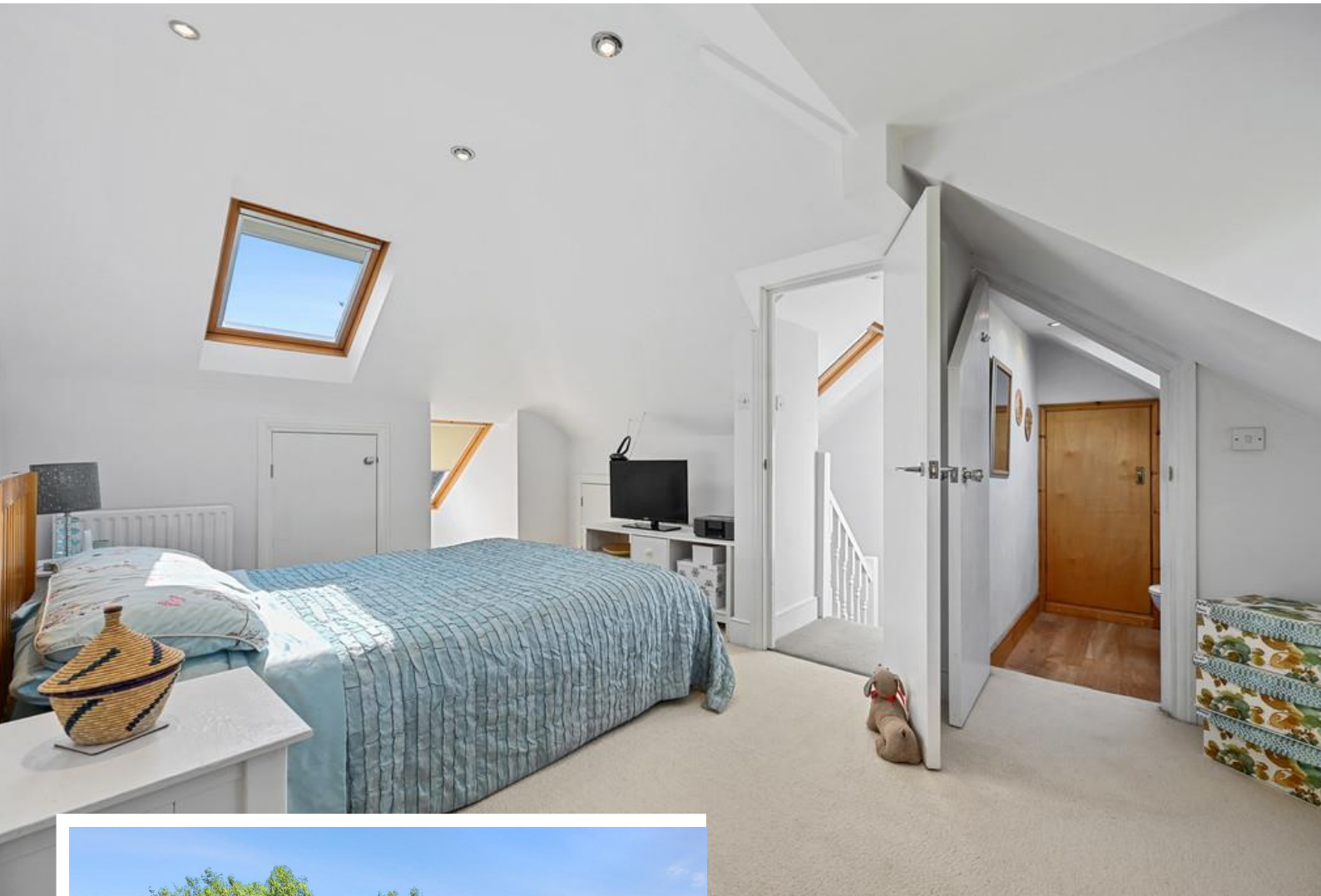
Harrow HA3 6HL

- Five bedroom semi-detached house
- Two bathrooms and an ensuite W.C
- Guest W.C
- Separate Study

Asking Price Of £925,000

EPC Rating '70'





Property Description

A beautifully presented and extended FIVE BEDROOM semi detached home with off street parking for two cars, TWO BATHROOMS and a GUEST W.C conveniently located for access to local transport and supermarkets. Nestled between Stanmore and Pinner, this stunning house is only a 7 minute drive to the busy restaurants and bars of Hatch End and Stanmore. Renovated throughout to a very high standard, internal inspection strongly advised.



Downstairs there is a spacious through lounge with engineered wooden flooring and doors out to the expansive orangery with plenty of light coming through via the two pitched skylights. The kitchen is fitted with sleek handleless units, a wine rack and has the benefit of underfloor heating, there is a separate utility room housing the washing machine, dryer and dishwasher a 5 year old boiler. There is a large office that could also be used as a sixth bedroom and a guest W.C off of the hallway.

Upstairs there is a large master bedroom with fitted wardrobes and dual aspect windows, a second double bedroom overlooking the garden, a third spacious double in the side



extension with a walk in shower room, a fifth single bedroom with fitted wardrobes and a newly tiled family bathroom.

The house has been extended further into the loft with an en-suite W.C and access into the eaves for storage.

The west facing garden is accessible via the bi-folding doors from the orangery and has a raised patio area perfect for entertaining.

SCHOOLS WITHIN ONE MILE

Hujjat Primary School - Ofsted 'Good' - 0.4m

Weald Rise Primary - Ofsted 'Good' 0.3m

Salvatorian Roman Catholic - Ofsted 'Good' - 0.5m

Sacred Heart Language College - Ofsted 'Outstanding' - 0.5m

Whitefriars School - Ofsted 'Outstanding' - 0.7m

Bentley Wood School - Ofsted 'Outstanding' - 0.7m

Belmont School - Ofsted 'Outstanding' - 0.7m

St Theresa's School - Ofsted 'Good' - 0.7m

Hatch End High School - Ofsted 'Good' - 0.8m

LOCAL TRANSPORT LINKS

182 Bus Routes to Brent Cross

258 Bus Routes to Watford/South Harrow

340 Bus Routes to Edgware/Harrow Town Centre

H12 Bus Routes to South Harrow/Stanmore

H18 Bus Routes to Harrow Bus Station



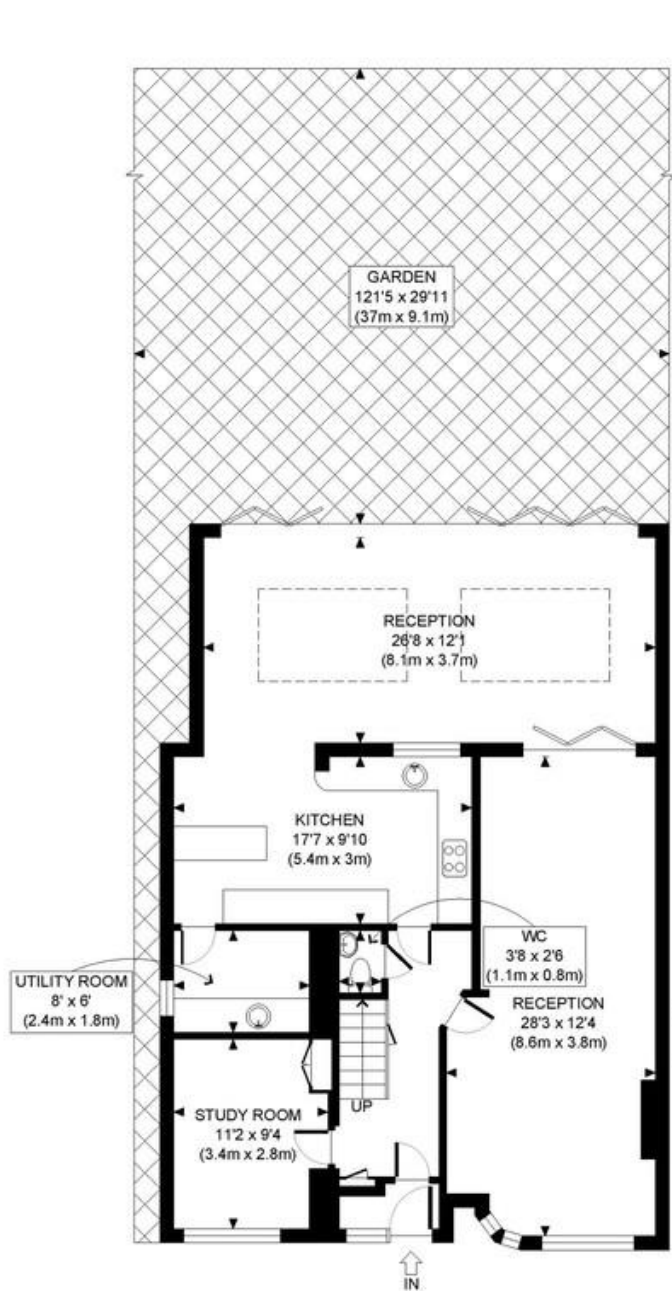
Headstone Lane Station – Overground to Euston/Watford Junction – 0.9m

Hatch End Station - Overground to Euston/Watford Junction – 1.2m

Harrow and Wealdstone Station – Bakerloo line and Overground to Euston/Watford – including fast trains to Euston from 13 minutes



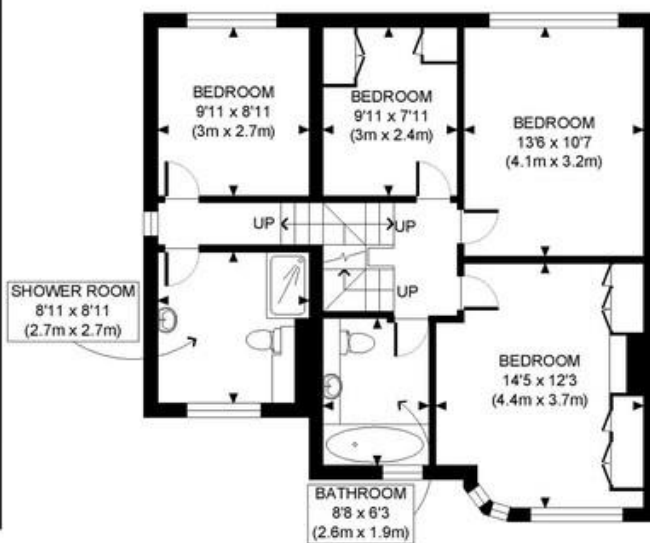




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 1132 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 605 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 263 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 728 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 2465 SQ FT/ 229 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 2123 SQ FT/ 197 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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