



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

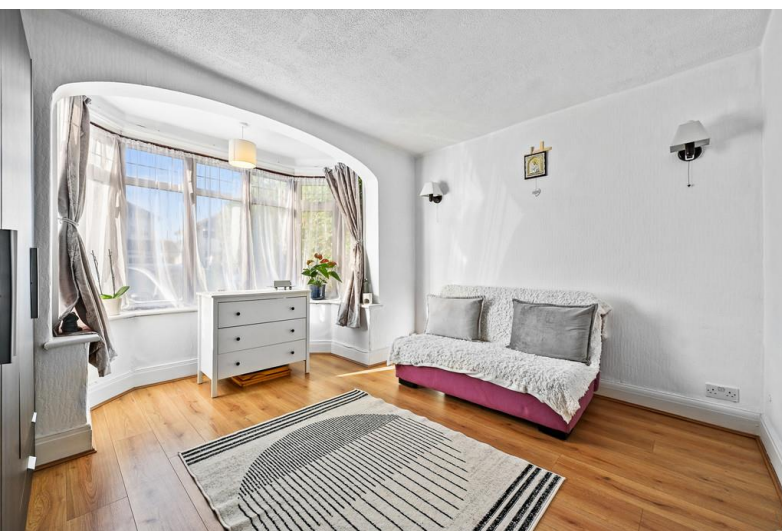
**Walton Road**

Harrow HA1 4UU

- Semi-detached house
- Off street parking for 2 cars
- Potential for further extension
- Central Harrow location

**Asking Price Of £550,000**

EPC Rating '54'







## Property Description

A well presented THREE BEDROOM SEMI DETACHED HOUSE with off street parking for two cars and garage accessible via a shared driveway. This house is well located for access to Harrow and Wealdstone Station (Bakerloo Line and Overground), Harrow on the Hill Station (Metropolitan line and Overground), West Harrow Station (Metropolitan line) as well as local schools with an 'Outstanding' rating and local amenities including St Anns and St Georges shopping centres. Offered to the market chain free.

The property comprises; a good sized bay fronted reception room, a large second reception room both with laminate flooring, from the rear reception there is access to the rear garden, a galley style fitted kitchen (including fridge/freezer, dishwasher, washing machine, gas hob and oven).

Upstairs there are two large double bedrooms both with fitted wardrobes, a good sized single bedroom, a family bathroom with bath and overhead shower and separate W.C.

The garden, accessible from the second reception room and kitchen, is approximately 88ft in length and laid to lawn with a







patio area for entertaining.

## Schools within 1 mile

Vaughan Primary School - Ofsted Outstanding  
 The Jubilee Academy - Ofsted Outstanding  
 Sacred Heart Language College - Ofsted Outstanding  
 Marlborough School - Ofsted Good  
 Whitefriars School - Ofsted Good  
 Norbury School - Ofsted Good  
 Salvatorian Roman Catholic College - Ofsted Good  
 Alpha Prep - Independent  
 Pinner Park School - Ofsted Good



## Local transport

223 Bus route to Wembley  
 H14 Bus route to Hatch End/Northwick Park  
 H10 Bus route to St Marks Hospital/Northwick Park Hospital

Harrow and Wealdstone Station - Bakerloo line and  
 Overground including fast trains to Euston from 13 minutes -  
 0.5m

Harrow on the Hill Station - Metropolitan line including fast  
 trains and Overground - 1.0m

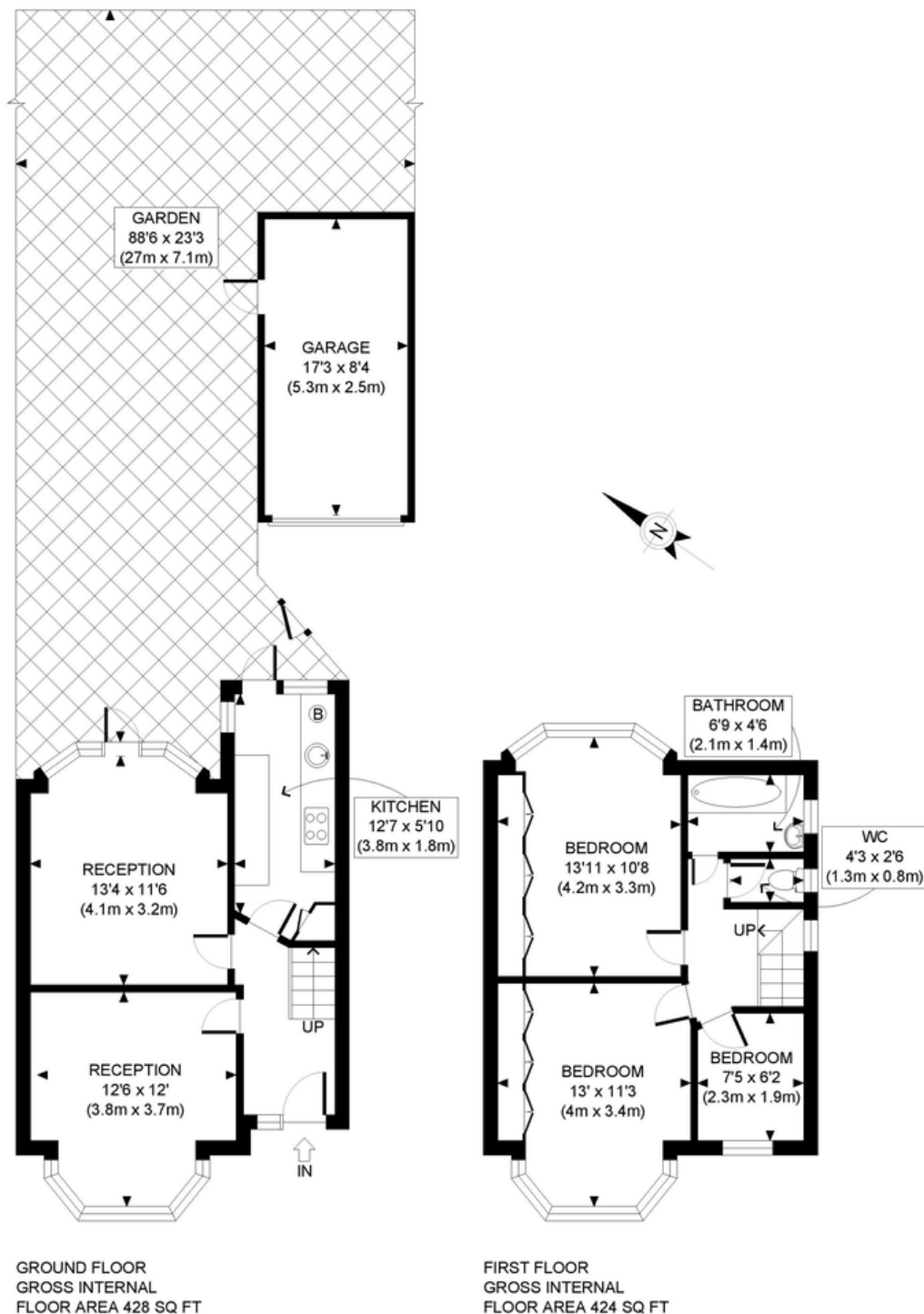
West Harrow Station - Metropolitan line - 1.0m





Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 996 SQ FT/ 93 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 852 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