



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Hampden Road

Harrow HA3 5PR

- Three bedroom semi detached house
- Off street parking
- Conservatory
- Garage

Asking Price Of £525,000

EPC Rating '65'





Property Description

A newly redecorated THREE BEDROOM semi detached house with off street parking and garage accessible via a shared driveway, 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 a Ofsted rating of Outstanding. Benefitting from gas central heating, double glazed windows and offered to the market chain free.



This property comprises; a large open plan reception room with fitted kitchen, a good sized conservatory leading out to the well stocked 90ft garden, a spacious master bedroom, a second double bedroom, a third single room/study room and a newly fitted bathroom tiled floor to ceiling.



Schools within 1 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'

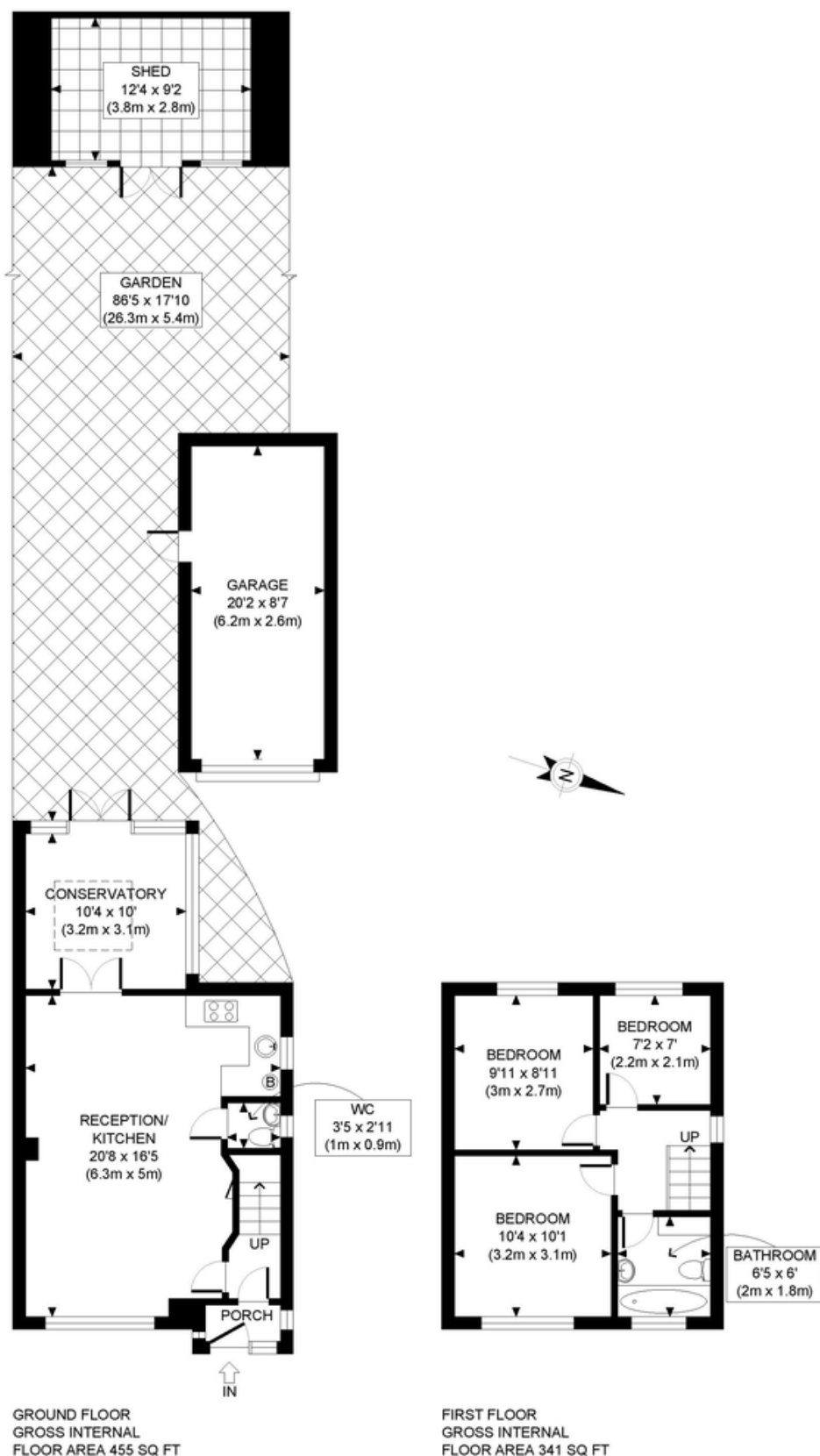
****Please note Ofsted ratings are subject to change****

Local transport

Headstone Lane Station - 0.3m - Overground to Watford Junction and Euston
 Harrow and Wealdstone Station - 1.0m - Bakerloo Line and Overground to Watford Junction and Euston including fast trains to Euston from 13 minutes
 H12 Bus Route to Stanmore/South Harrow
 H19 Bus Route to Central Harrow



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.



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 969 SQ FT/ 90 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 796 SQ FT/ 74 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		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		