



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## The Avenue

Harrow HA3 7DD

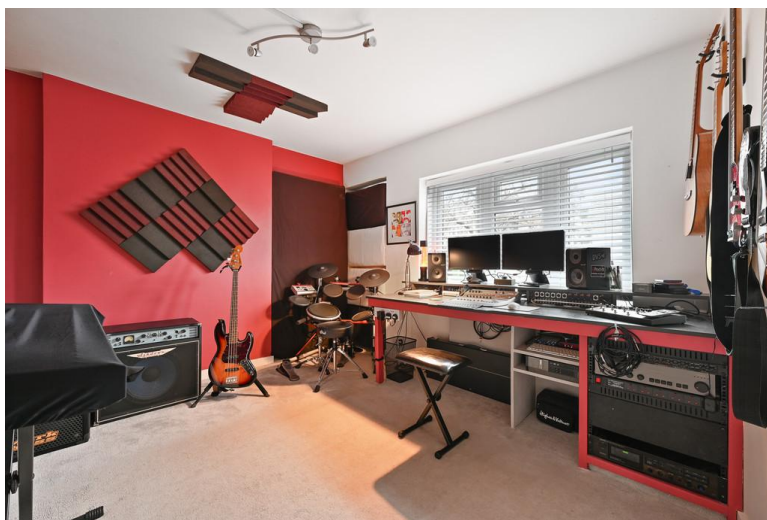
- Five bedroom semi-detached house
- Modern Kitchen diner
- Downstairs shower room
- South facing reception room

**Asking Price Of £750,000**

EPC Rating 'TBC'







## Property Description

An immaculately presented and extended FIVE BEDROOM SEMI DETACHED HOUSE with off street parking and large rear garden located on this popular tree lined road conveniently placed for access to local bus routes, schools and supermarkets. The property has been finished to a high standard throughout and there is potential for further extension STPP.

The ground floor comprises; a large bay fronted south facing reception room, a spacious 'shaker style' kitchen diner with solid wooden worktops, a separate utility area, a cosy snug room over looking the garden, a downstairs shower room tiled floor to ceiling and a very good sized double bedroom with it's own front door, perfect for use as an annex or for guests.

Off the larger than average landing on the first floor there is a bay fronted master bedroom with mirrored fitted wardrobes and a shower cubicle, a second double bedroom also with fitted wardrobes, a third bedroom that has space for a double bed and storage or can be used as a very study room, there is also a family bathroom with bath and overhead shower attachment and a separate W.C. There is also a very good





sized double bedroom in the loft with uninterrupted views over the garden and access to the eaves.

The well stocked rear garden is over 100ft in length and has a decked area off of the house, a grassed area perfect for children and a separate section with raspberry patches, a pond and workshop which can easily be converted into a lovely summer house.

## 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

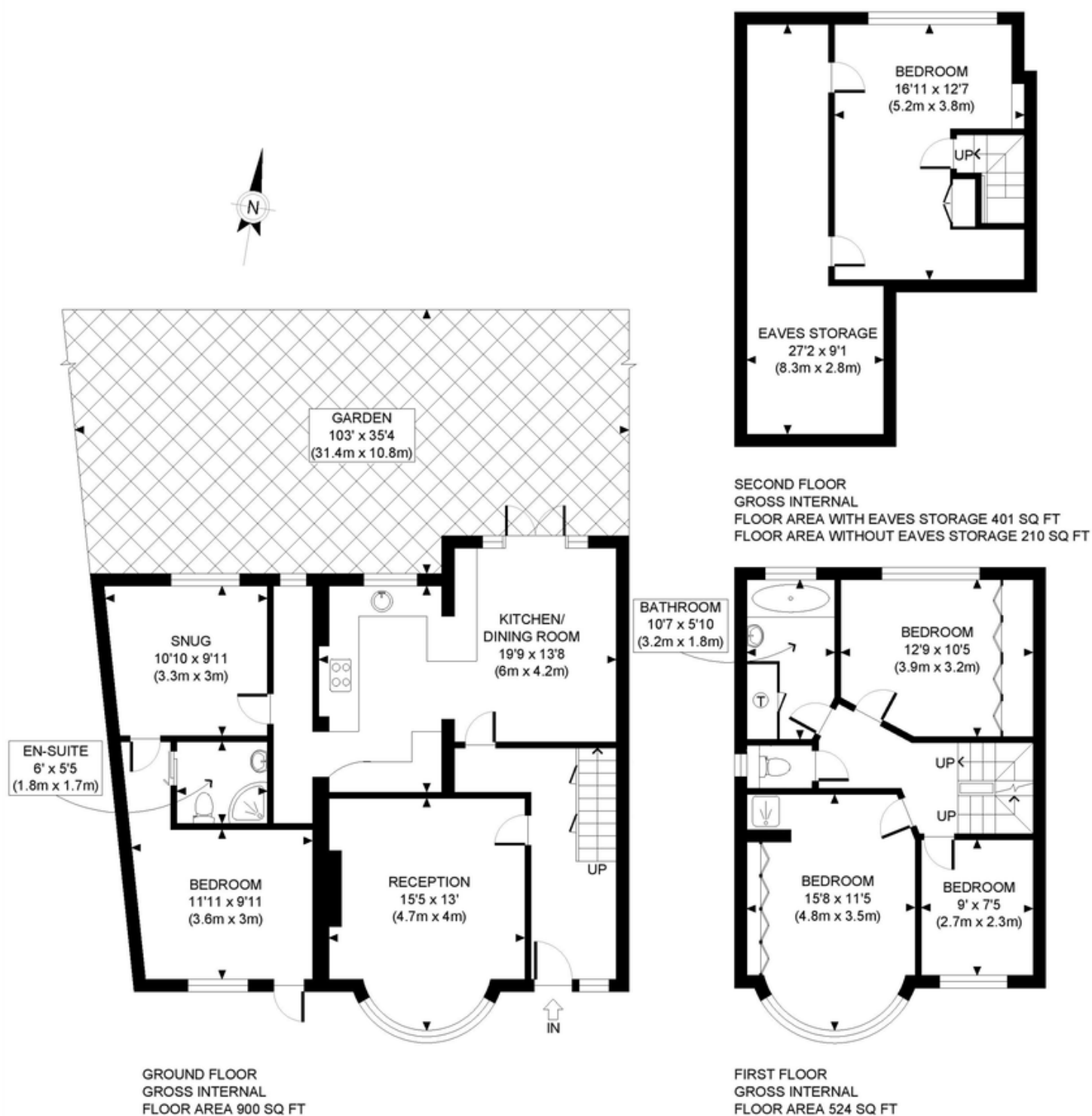
H19 Bus Route to Harrow  
 140 (N140) Bus Route to Hayes  
 182 Bus Route to Brent Cross  
 258 Bus Route to Watford/South Harrow  
 340 Bus Route to Edgware/Harrow  
 H12 Bus Route to Stanmore/South Harrow  
 N18 Bus Route to Trafalgar Square







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.



## 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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