



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Belsize Road

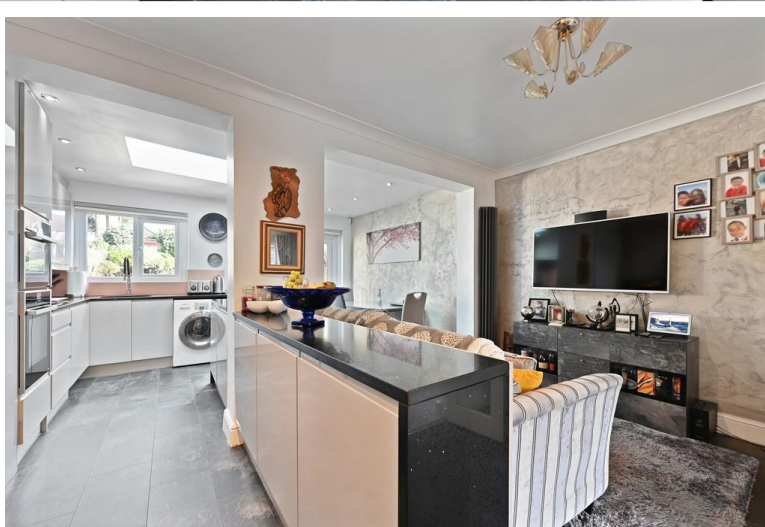
Harrow HA3 6JL

- Three bedroom semi detached house
- Guest W.C
- Modern finish
- Kitchen Island

£575,000

EPC Rating 'TBC'





Property Description

A beautifully presented and extended THREE BEDROOM SEMI DETACHED HOUSE with guest W.C and OFF STREET PARKING for two cars located on this popular residential road off of the Uxbridge Road. This family home is conveniently placed for access to local bus routes, schools and supermarkets. The rear garden is lovingly maintained and benefits from a summer house with power going to it.

Entering the property through a tiled porch with underfloor heating there is a guest W.C, the hall leads round into the reception room with a stainless steel electric fireplace, to the rear there is an extending kitchen diner with stunning kitchen island and large sky lights, the gloss kitchen has been fitted with appliances including dishwasher, Neff microwave oven, fan oven, and induction hob.

On the first floor there are two good sized double bedrooms with fitted wardrobes, a third single bedroom also with fitted wardrobes and a recently fitted family bathroom with bath and overhead shower attachment.

The stunning East facing rear garden is just over 80ft in length



and is well stocked with mature plants and trees. To the rear their is a raised patio with the large summer house, perfect for a home gym/games room.

School within 1 mile:

Kingsley High School - Ofsted 'Outstanding'
 Bentley Wood - Ofsted 'Outstanding'
 Sacred Heart Language College - Ofsted 'Outstanding'
 Cedars Manor School - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 St Teresa's Primary School - Ofsted 'Good'
 Helix Education Centre - Ofsted 'Good'
 Hatch End High School - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Weald Rise School - Ofsted 'Good'

****Please note ofsted ratings are subject to change and purchases should complete their own due diligence****

Local Transport

Headstone Lane Station - 0.5miles - Overground
 Hatch End Station - 0.9miles - Overground
 Harrow and Wealdstone Station - 1.2miles - Overground (fast trains to Euston from 13 minutes) and Bakerloo line

182 Bus Routes to Brent Cross and Bannister Playing fields
 H12 Bus Routes to Stanmore and South Harrow
 H14 Bus Routes to Hatch End and Northwick Park Hospital
 H18 + H19 Bus routes to Harrow





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.

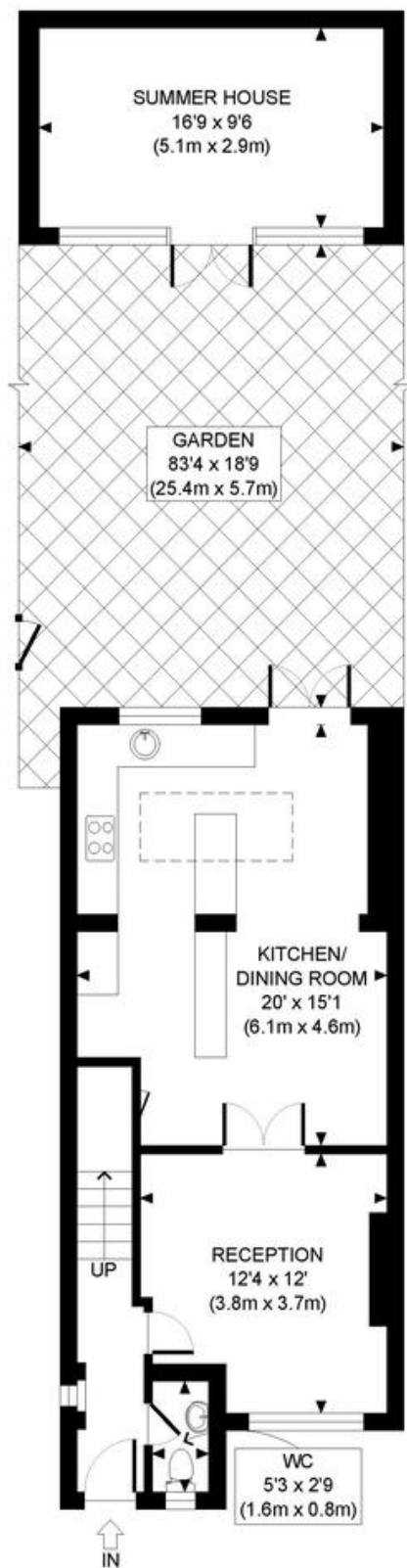
2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

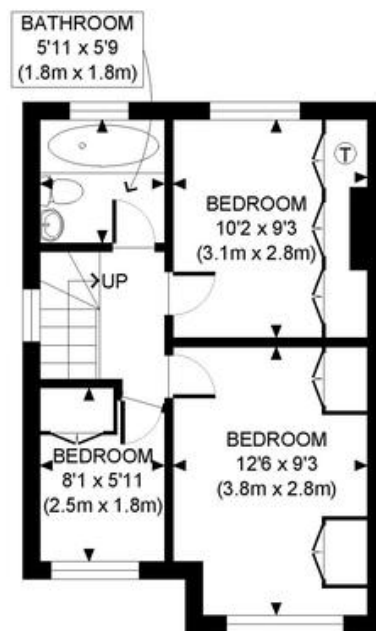
4: Potential buyers are advised to recheck the measurements before committing to any expense.

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.



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 518 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 340 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH SUMMER HOUSE: 1017 SQ FT/ 94 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT SUMMER HOUSE: 858 SQ FT/ 80 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