



HINTON
residential

SALES, LETTINGS & MANAGEMENT

The Avenue

Harrow HA3 7DE

- Four bedroom
- Two bathroom
- Extended with potential for further extension (STPP)
- Semi detached house

Offers in excess Of £650,000

EPC Rating '56'



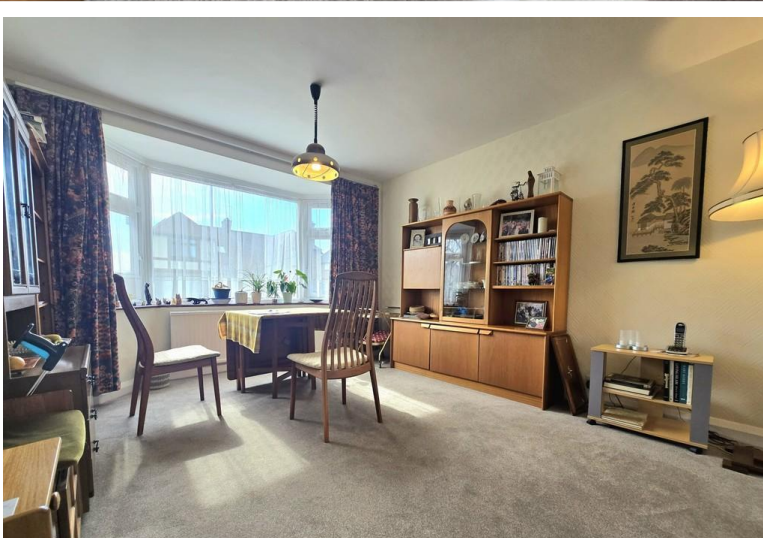


Property Description

A beautifully presented and EXTENDED FOUR BEDROOM, TWO BATHROOM SEMI DETACHED FAMILY HOME 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 comprises; a south facing through lounge with bay windows and sliding doors to the garden, a good sized 'eat in' shaker style kitchen fitted with gas hob, double oven and space for a dishwasher and fridge/freezer. On the first floor there is a large master bedroom with fitted wardrobes, a good sized second double bedroom also with fitted wardrobes, a third single bedroom currently being used as a home office and a utility area leading into the double rear extension housing the modern shower room. The loft has been converted into a fourth double bedroom and has a shower room.

The rear garden is approximately 48ft in length and is laid out with a large patio area, perfect for entertaining, with a lawn and shed for storage. There is also access to the garden from a side gate from the shared driveway.





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

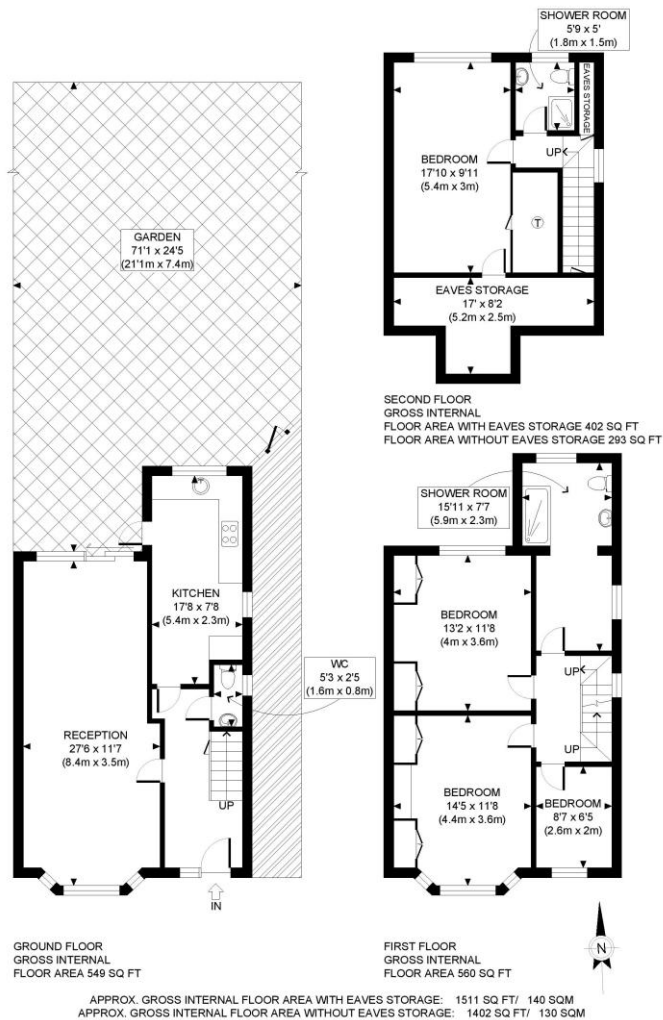
H19 Bus Route to Harrow
 140 (N140) Bus Route to Hayes
 182 Bus Route to Brent Cross
 258 Bus Route to Watford/South Harrow
 340 Bus Route to Edgware/Harrow
 H12 Bus Route to Stanmore/South Harrow
 N18 Bus Route to Trafalgar Square





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 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