



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Colmer Place

Harrow HA3 6JW

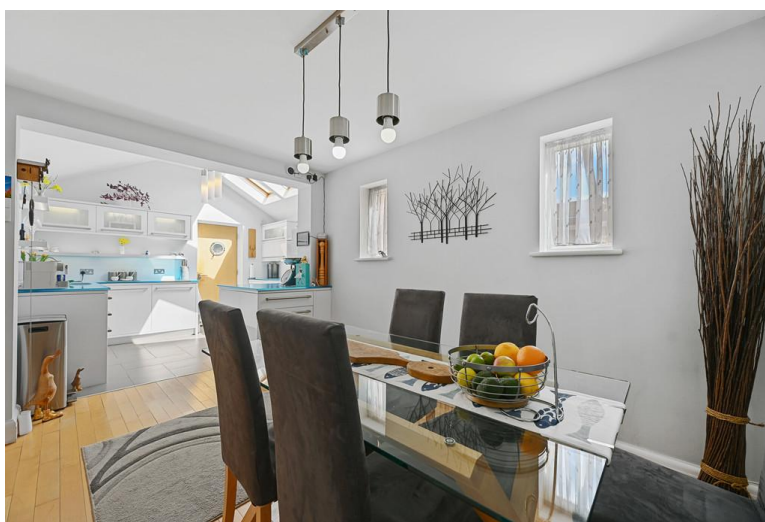
- Three bedroom
- Three bathroom
- Master and guest room with en-suite
- Additional guest W.C downstairs

**Asking Price Of £625,000**

EPC Rating '73'







## Property Description

A beautifully finished THREE BEDROOM, THREE BATHROOM SEMI DETACHED HOUSE with garage and fourth W.C for guests located on this quiet cul-de-sac backing onto Harrow Weald Recreation Ground in Harrow Weald close to schools, shops and transport. The property is in good condition throughout and benefits from gas central heating via a boiler (circa 1 year old) and a south facing garden.

The ground floor comprises; a modern and spacious white gloss kitchen with underfloor heating and finished with tempered glass worktops and integral appliances including a dishwasher, gas hob, undercounter fridge, there is access to the garage from the kitchen where there is plumbing available for a washing machine, space for a dryer and a further fridge/freezer. The kitchen is open to a good sized dining room with plenty of space for a dining table and chairs. The spacious reception room is south facing and over looking the well maintained garden. There is a guest W.C with a basin on the ground floor, perfect for when you are entertaining guests.



On the first floor you will find a good sized double bedroom with fitted wardrobes and an en-suite with walk in shower cubicle, W.C and basin, a second double bedroom currently being used as an office and a family bathroom with a freestanding bathtub, separate shower cubicle, W.C and basin.

The loft has been converted into a very large master bedroom with a freestanding wardrobe with en-suite bathroom with bath and overhead shower. The room has been fitted with Velux windows letting in lots of light.

The well stocked south facing garden is just under 40ft in length, there is a stunning water feature to the rear and a raised decking area off of the reception room. There is space to the side of the property for further storage.



## Schools within 1 mile

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

*Please note Ofsted ratings are subject to change and purchasers should do their own due diligence*



## Local Transport

Headstone Lane Station - Overground to Watford Junction and Euston - 0.6m  
 Harrow and Wealdstone Station - Barkerloo Line and Overground trains including fast trains to Euston from 13 minutes - 1.0m  
 Harrow on the Hill - 2.5m (bus routes available to get to this station)

182 - Harrow Weald to Brent Cross  
 258 - Watford Junction to South Harrow  
 340 - Harrow Town Centre to Edgware  
 H12 - Stanmore to South Harrow  
 H19 - Harrow Bus Station  
 H18 to Harrow Bus garage







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.

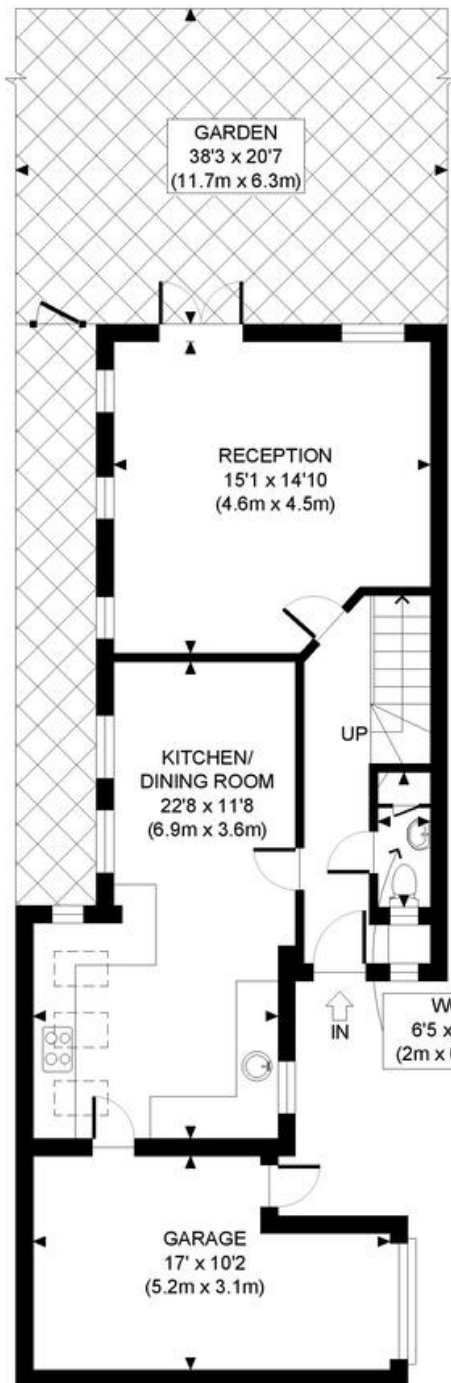
2: These particulars do not constitute part or all of an offer or contract.

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

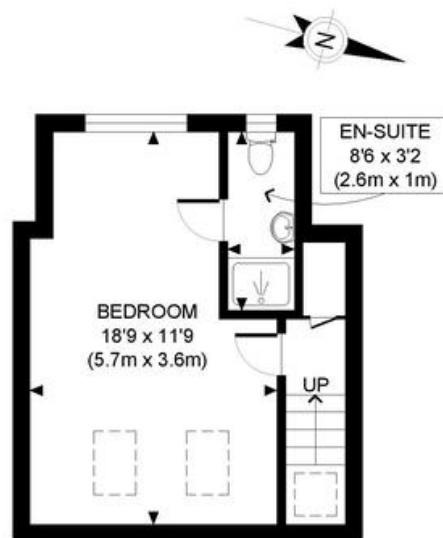
4: Potential buyers are advised to recheck the measurements before committing to any expense.

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.

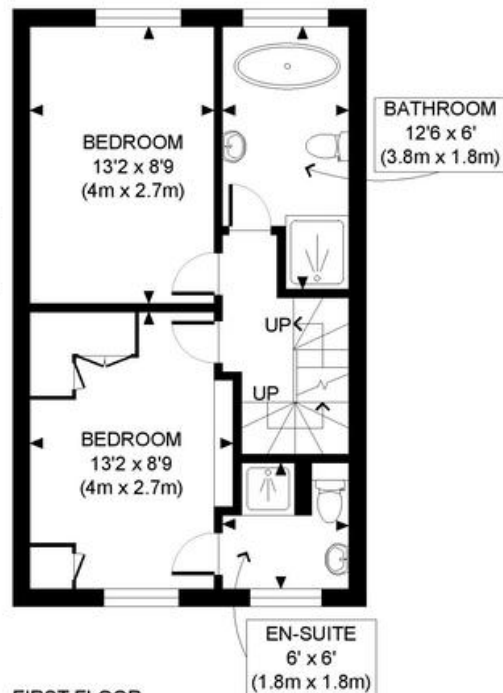
6: Hinton Residential has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH GARAGE 710 SQ FT  
FLOOR AREA WITHOUT GARAGE 551 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 262 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 406 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1378 SQ FT/ 128 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>83 B</b> |
| 69-80 | <b>C</b>      | <b>73 C</b> |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |