



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Mephram Gardens

Harrow HA3 6QS

- Three bedroom semi detached BISF house
- Modern finish
- Huge potential for extension (STPP)
- Large rear garden

Asking price of **£500,000**

EPC Rating '59'





Property Description

A well maintained 'THREE BEDROOM SEMI DETACHED EX-LOCAL AUTHORITY 'BISF' TYPE HOUSE ON CORNER PLOT WITH HUGE POTENTIAL FOR EXTENSION OF FURTHER DEVELOPMENT (STPP) and garage with off street parking. The property is well located for access to local schools, supermarkets and local amenities as well as Harrow and Wealdstone Station (Bakerloo line and Overground). The property further benefits from gas central heating via a recently fitted combi boiler and double-glazed windows throughout.

This lovely home comprises, a very good-sized reception room featuring a lovely fireplace with stone surround leading through to the dining area which is open to the fitted kitchen with space for appliances such as dishwasher, washing machine, fridge/freezer and double oven. On the first floor there is a very good-sized master bedroom with fitted wardrobes, a second double with wardrobes, a third larger than average single bedroom and a modern tiled family bathroom with bath and overhead shower attachment.



There is a large plot to the side of the property currently being used as the lawned area of the garden, to the rear there is a garage with power to it being used as a home gym, an external W.C and shed. There is a raised deck area with a pergola that was fitted by the current vendors perfect for entertaining guests.

This substantial corner plot offers plenty of scope for extending the existing house or even potentially building an additional dwelling (please note no planning approval has been sought by the existing vendors and any purchaser would need to do their own due diligence. Any suggestion of development potential is subject to planning permission)



Schools within 1 mile:

Kingsley High School - Ofsted 'Outstanding'
 Bentley Wood School - Ofsted 'Outstanding'
 Cedars Manor primary - Ofsted 'Good'
 St Theresa's Catholic Primary School - Ofsted 'Good'
 Hatch End High School - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Sacred Heart Language College - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Pinner Park Primary School - Ofsted 'Good'
 Weald Rise Primary School - Ofsted 'Good'
 Belmont School - Ofsted 'Good'

****Ofsted ratings are subject to change****



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

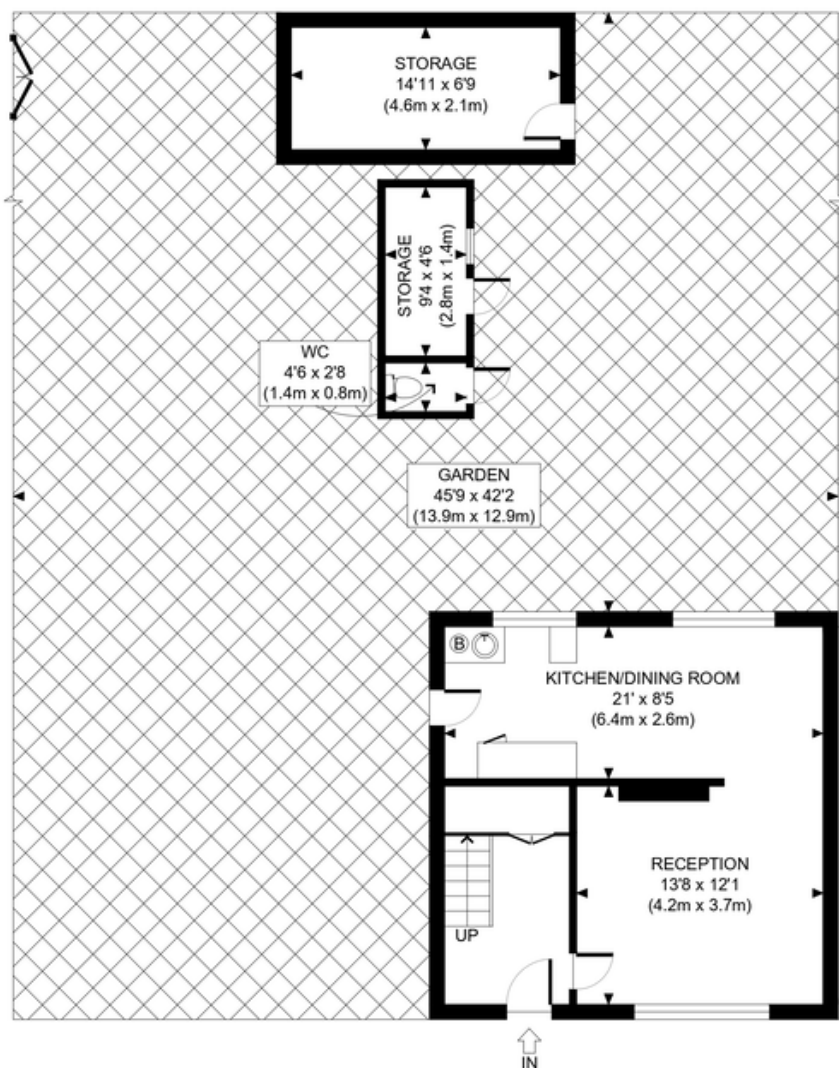
182 Bus Routes to Brent Cross and Bannister Playing fields
 H12 Bus Routes to Stanmore and South Harrow
 H14 Bus Routes to Hatch End and Northwick Park Hospital
 H18 + H19 Bus routes to Harrow



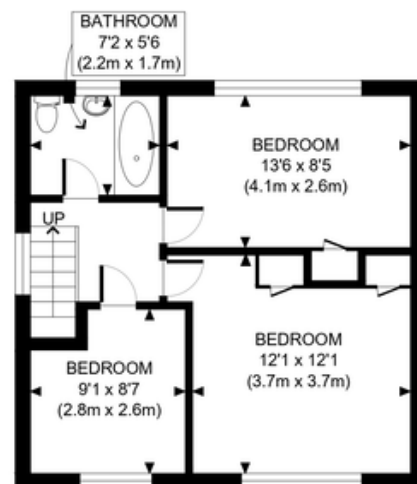


MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

- 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 439 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 441 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE/WC: 1037 SQ FT/ 96 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE/WC: 880 SQ FT/ 82 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		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		