



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Long Elmes

Harrow HA3 5LE

- Three bedroom semi detached house
- Garage
- Off street parking
- Potential for extension (STPP)

Asking Price Of £570,000

EPC Rating '61'



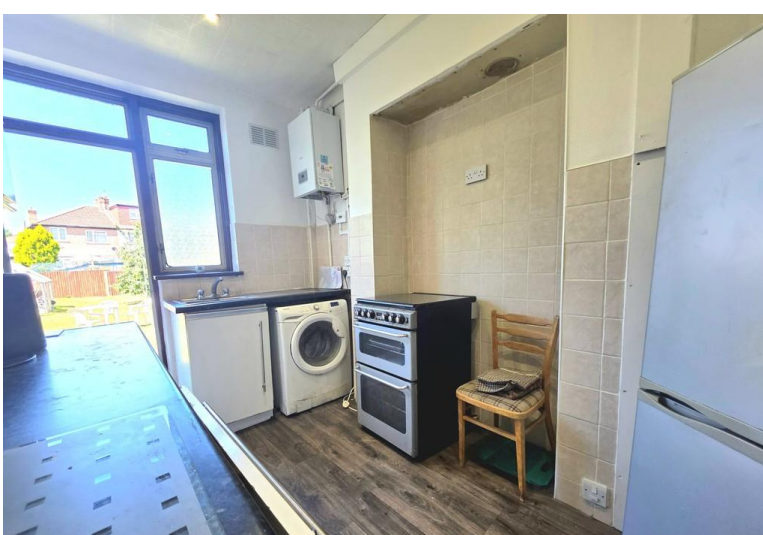


Property Description

A very good sized and well-presented THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE to the side ideally located very close to the High Road with easy access to Harrow Weald bus garage, Supermarkets, cafe's and restaurants. The property is also well located for Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains) and local schools with Ofsted rating of Outstanding. With lots of potential for extension to the rear, side and loft (STPP) this home would be ideal for families and investors. Internal inspection highly advised.

This home comprises; a good-sized south facing reception room with bay fronted windows, a second large reception room with sliding doors to the garden, a separate galley style kitchen also with access to the garden. On the first floor there is a spacious master bedroom with bay fronted windows and fitted wardrobes, a second double bedroom overlooking the garden, a third single bedroom and a family bathroom with separate W.C.

The well maintained rear garden is approximately 60ft in length and is laid to lawn.





Schools within 1 mile:

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

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

Local Transport

Headstone Lane Station - Overground Line - 0.6 miles
 Harrow and Wealdstone Station - Bakerloo Line and
 Overground including fast trains to Euston from 13 minutes -
 1.0 mile

Bus Routes:

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



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.

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 61 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |