



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Whitegate Gardens

Harrow HA3 6BW

- Three bedroom semi detached bungalow
- Two bathroom
- Detached garage
- Loft conversion

Asking Price Of £625,000

EPC Rating '66'





Property Description

An extended THREE BEDROOM, TWO BATHROOM semi detached bungalow with DETACHED GARAGE AND OFF STREET PARKING FOR MULTIPLE CARS located on this popular residential road just off of Elms Road within easy access to the amenities of Harrow Weald including Harrow Weald Bus Garage and Waitrose. The property is also well placed for local schools with Ofsted ratings of Outstanding and Good and there is potential for further extension to the rear and into the loft (STPP). Offered to the market CHAIN FREE.

On the ground floor you will find a spacious dual aspect through lounge allowing in plenty of light featuring a lovely fireplace with stone and wooden surround, a separate fitted kitchen with appliances such as a washing machine, integral dishwasher, electric hob, fridge/freezer and fan oven, a double bedroom with fitted wardrobes and a ground floor wet room equipped for those who need assistance. There is a very good sized conservatory to the rear of the house with gas central heating so the room can be used all year round.

On the first floor there are two further spacious double





bedrooms, the slightly bigger room has fitted wardrobes and a family shower room with step in shower enclosure, W.C and Basin.

The east facing garden is laid to lawn with a large patio area off of the conservatory and the detached garage which is still accessible to vehicles via the double gates.

The local High Road is about 0.7 miles from the property, there are three supermarkets Waitrose, Lidl and Iceland, several convenience stores, as well as restaurants, cafe's and bars. There is also access from the High Road to Boxtree Park, perfect for a Sunday walk or a game of tennis at the public tennis courts.

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

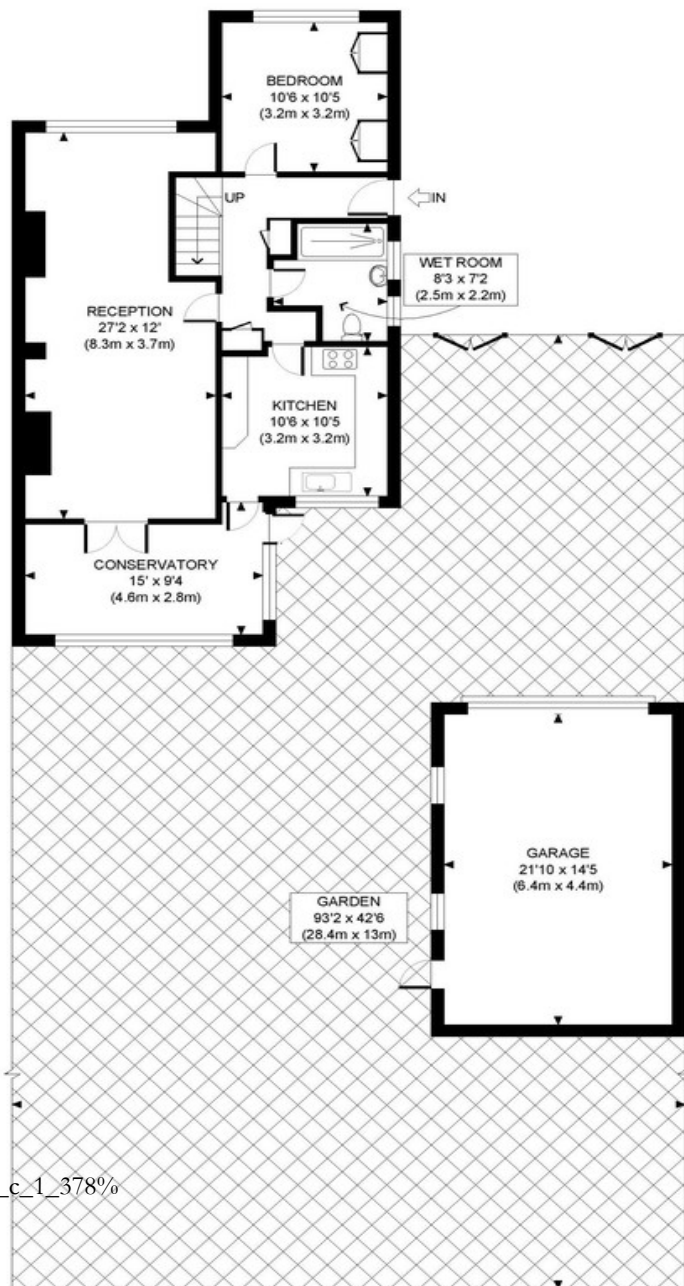
Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile
 Headstone Lane Station - Overground

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 811 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 406 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1532 SQ FT/ 142 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1217 SQ FT/ 113 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.