



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Eastcote Lane

Harrow HA2 8DE

- Five bedroom semi-detached house
- Garage
- Large rear garden
- Two bathroom

Asking Price Of £700,000

EPC Rating '64'



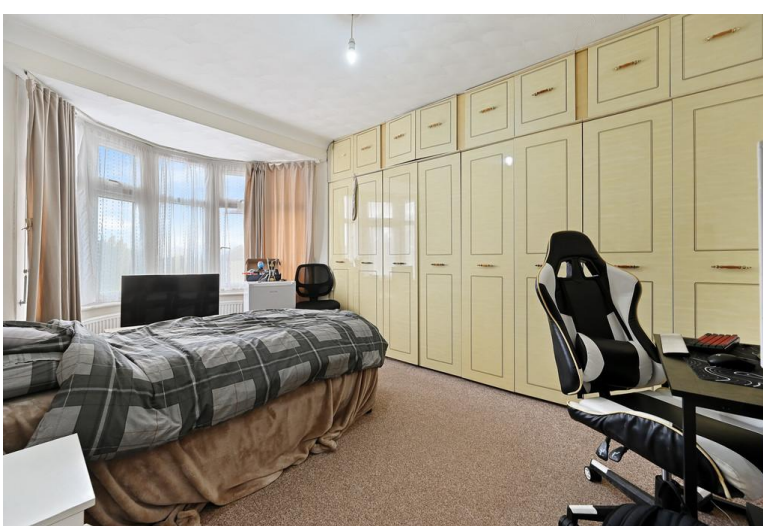


Property Description

An EXTENDED FIVE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE with off street parking for up to 3 cars and located just moments from South Harrow Station (Piccadilly Line), the amenities of Northolt Road including bus services and is well located for schools with Ofsted ratings of 'Good' and 'Outstanding'. There is still potential for further extensions (STPP) and is offered to the market chain free.

The ground floor of this extensive family home comprises; a large through lounge with bay fronted windows and access to the gardens via sliding patio doors, a separate kitchen with space for a breakfast table, a separate utility room with space for the washing machine and dryer, an office space with access into the garage and a downstairs W.C.

On the first floor there are five bedrooms, the master with floor to ceiling length fitted wardrobes, a second spacious double bedroom overlooking the garden, two small double bedrooms and a fifth single bedroom that is larger than an average box room. There is a family bathroom with bath and overhead shower and a separate shower room with W.C and





basin.

The rear garden is South facing garden has a large patio area perfect for entertaining and the rear is laid to lawn.

There is potential for further extension to the rear, loft and to convert the garage (STPP). Offered to the market with no onward chain.

Local Transport

South Harrow Station - Piccadilly Line - 0.3m

Northolt Park Rail Station - National Rail - 0.6m

Rayners Lane Station - Piccadilly and Metropolitan Lines
0.69m



114 - Ruislip to Mill Hill

140 - To Harrow Weald

395 - Harrow to Greenford

398 - Ruislip to Wood End

487 - South Harrow to Willesden Junction

H9 - St Marks Hospital to Harrow

H12 - Stanmore to South Harrow

N140 - Heathrow to Harrow Weald

Schools within 1 mile

Whitmore High School - Ofsted Outstanding

Alexandra School - Ofsted Outstanding

Vaughan Primary School - Ofsted Outstanding

Weldon Park Academy - Ofsted Good

Grange Primary - Ofsted Good

Heathland School - Ofsted Good

Rooks Heath School - Ofsted Good

Petts Hill Primary School - Ofsted Good

Greenwood Primary School - Ofsted Good

Roxeth Primary School - Ofsted Good

Newton Farm Infant School - Ofsted Good

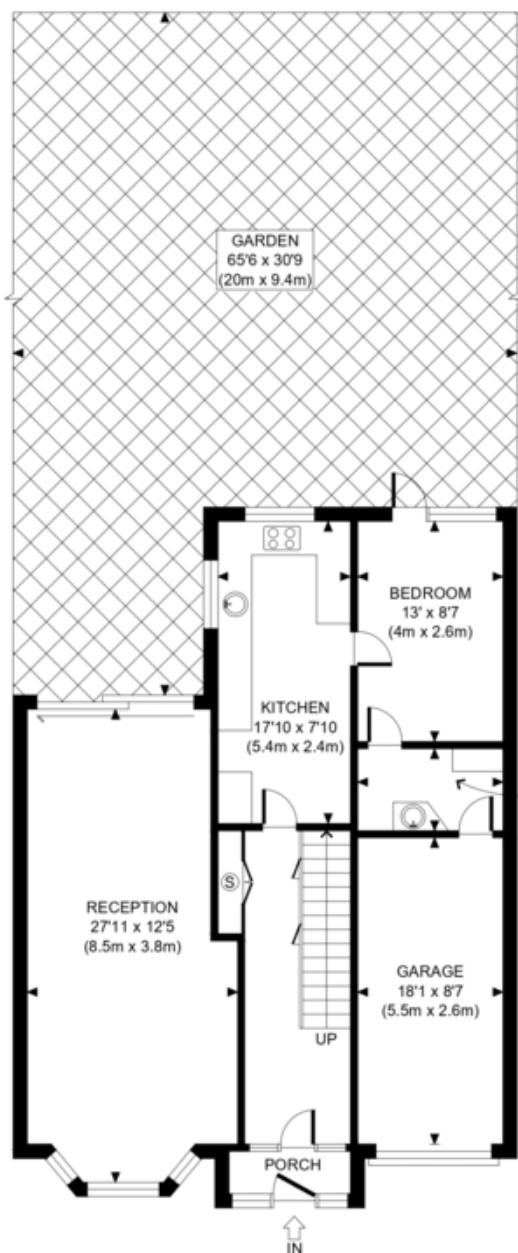
Earlsmead School - Ofsted Good

Orley Farm - Independent

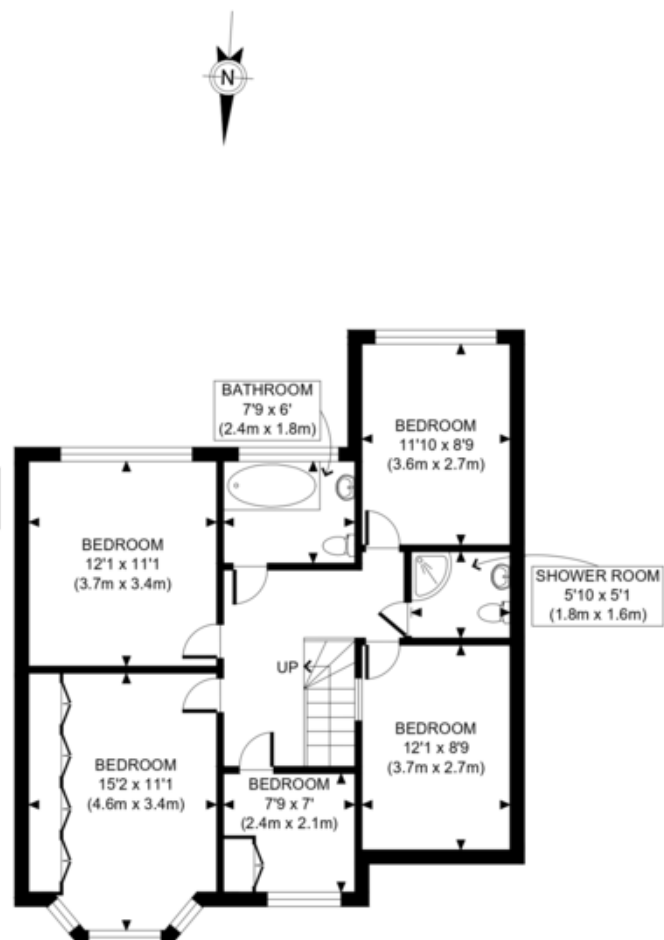
John Lyon - Independent







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 943 SQ FT
FLOOR AREA WITHOUT GARAGE 777 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 775 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1718 SQ FT/ 160 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1552 SQ FT/ 144 SQM

PROPERTY PHOTO PLANS.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective client. 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	64 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