



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Hampden Road

Harrow HA3 5PR

- Three bedroom semi detached house
- Two bathroom
- Two reception room
- Large rear garden

Asking Price Of £500,000

EPC Rating '65'





Property Description

AN EXTENDED THREE BEDROOM, TWO BATHROOM semi detached house with off street parking for two cars located on this popular residential road conveniently placed for access to local transport including Harrow and Wealdstone Station (Fast trains to Euston from 13 minutes and Bakerloo line) as well as local shops and schools.

This house comprises; a West facing reception room, a large kitchen fitted with appliances (including electric hob, electric oven, washing machine, fridge/freezer), a ground floor wet room and there is a rear extension with the dining room (previously used as a bedroom). On the first floor there are two double bedrooms (one with fitted wardrobes), a third single bedroom and a family bathroom with bath and overhead shower.

There is a very good-sized East facing garden to the rear, approximately 85ft in length and has a large patio area with shed and the rest is laid to lawn.





Local Schools

Whitefriars School - all age groups - Ofsted 'Good'
 Salvatorian Roman Catholic College - Secondary - Ofsted 'Good'
 Cedars Manor - Primary - Ofsted 'Good'
 Sacred Heart Language College - Secondary - Ofsted 'Good'
 Kinglsey High School - Secondary - Ofsted 'Outstanding'
 Marlborough Primary School - - Ofsted 'Good'
 St Theresa's School - Primary - Ofsted 'Good'
 Hatch End High School - - Ofsted 'Good'
 Pinner Park Primary School - - Ofsted 'Good'
 Hujjat Primary School - - Ofsted 'Good'
 Weald Rise - Primary School - Ofsted 'Good'
 Belmont School - primary - Ofsted 'Good'

Please note Ofsted ratings are subject to change

Local Transport

Local Transport Headstone Lane Station - 0.3m - Overground to Watford Junction and Euston
 Harrow and Wealdstone Station - 1.0m - Bakerloo Line and Overground to Watford Junction and Euston including fast trains to Euston from 13 minutes
 H12 Bus Route to Stanmore/South Harrow
 H19 Bus Route to Central Harrow



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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		