



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

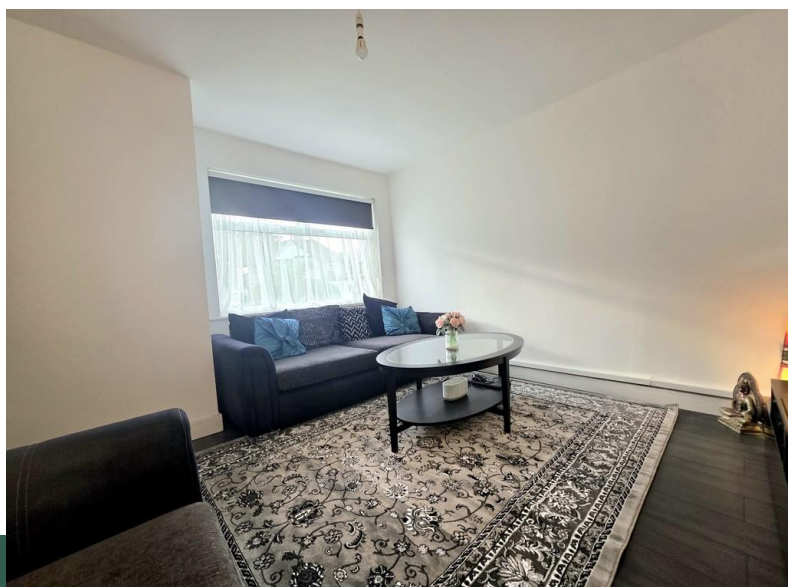
## Hitherwell Drive

Harrow HA3 6JD

- Three bedroom semi detached house
- Two bathroom
- Modern finish
- Two reception rooms

**Asking Price Of £525,000**

EPC Rating '54'







## Property Description

A very well presented THREE BEDROOM, TWO BATHROOM semi detached house located on this residential road very close to local transport links, schools with Ofsted ratings of 'Good' and 'Outstanding' and the amenities of the High Road including Waitrose and Lidl. This property is offered to the market in good order throughout and is CHAIN FREE.

This lovely family home comprises; a good sized front reception room leading through into a second reception room open to the white gloss kitchen fitted with a gas hob, electric oven, washing machine and Fridge/freezer, there is a contemporary downstairs shower room tiled floor to ceiling in marble effect tiling.

On the first floor there is a large master bedroom, a good sized second double bedroom, a third single bedroom and a family bathroom with bath and electric shower attachment.

The East facing garden has a large patio area with space for a lawned area to the rear.

## Local Transport

Headstone Lane Station - Overground Harrow and Wealdstone Station - Bakerloo Line and Overground





including fast trains to Euston from 13 minutes.

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 Kingsley High School - Ofsted 'Outstanding'

## Local Schools

Cedars Manor - Ofsted 'Good'

Salvatorian Roman Catholic College - Ofsted 'Good'

St Theresa's Primary - Ofsted 'Good'

Whitefriars School - Ofsted 'Good' Hatch End High - Ofsted 'Good'

Sacred Heart Language College - Ofsted 'Good'

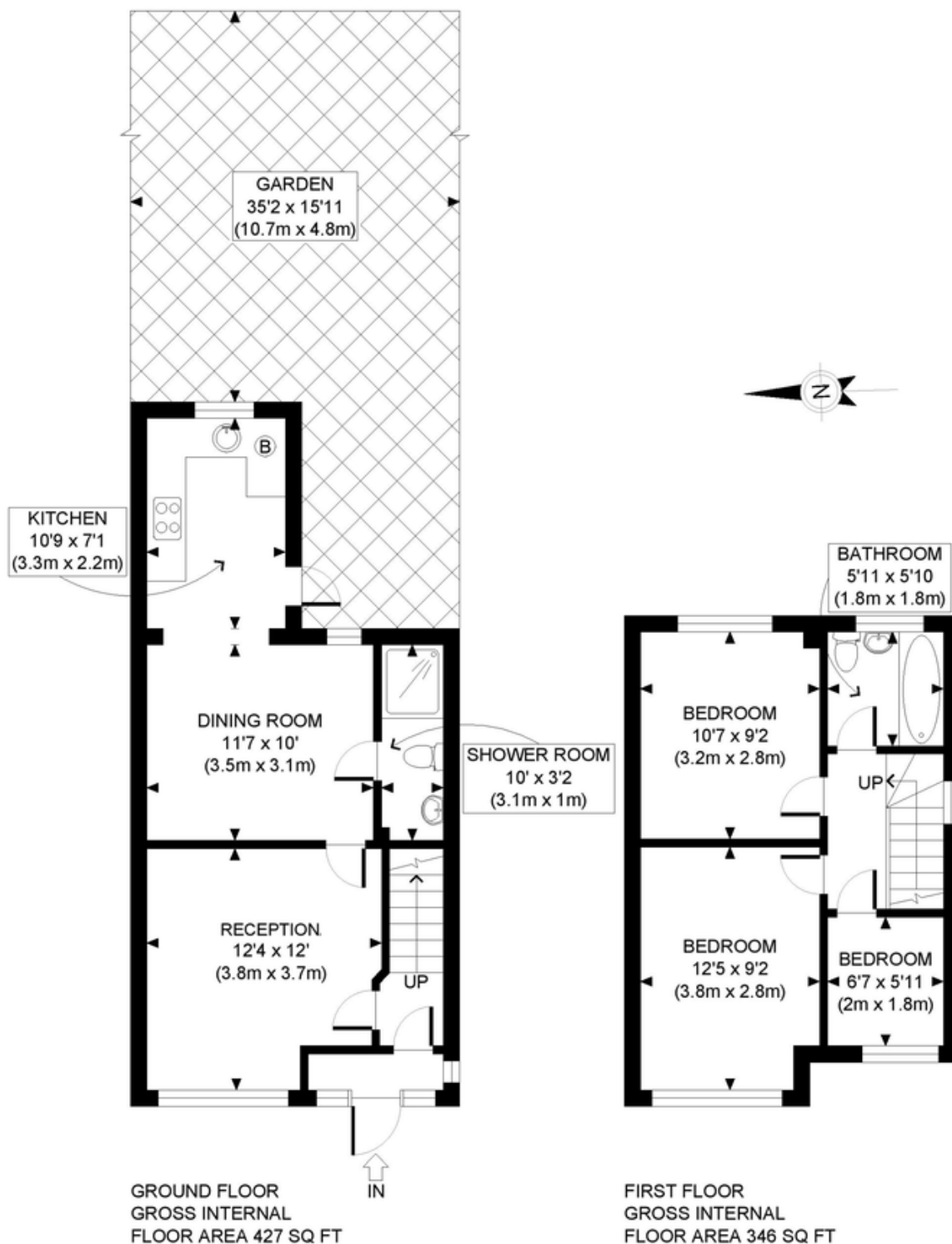
Hujjat School - Ofsted 'Good' Pinner Park Primary School - Ofsted 'Good'

Weald Rise - Ofsted 'Good'

Please note buyers should carry out their own due dilligence.







APPROX. GROSS INTERNAL FLOOR AREA: 773 SQ FT/ 72 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+   | <b>A</b>      |             |             |
| 81-91 | <b>B</b>      |             | <b>87 B</b> |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      | <b>54 E</b> |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |