



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Carmelite Road

Harrow HA3 5NE

- Two double bedroom
- Off street parking
- Large rear garden
- Separate Kitchen

Offers In Excess Of £450,000

EPC Rating '70'





Property Description

A beautifully presented TWO DOUBLE BEDROOM mid terraced house with OFF STREET PARKING for one car and large rear garden. This home is located on a residential road in Harrow Weald and is close to schools with Ofsted ratings of 'Good' and 'Outstanding', is within easy reach of the local High Road where there are amenities including Harrow Weald Bus Garage, Waitrose, Lidl and Iceland. Harrow and Wealdstone Station (Bakerloo Line and Overground including fast trains to Euston) is 0.9 miles from the property. Offered to the market in very good order throughout and is CHAIN FREE.



This lovely home comprises; A modern shaker style kitchen fitted in 2022 with space for appliances including fridge, freezer, washing machine, gas hob and electric fan oven, a spacious reception room with space to entertain and direct access to the garden. Upstairs there is a good sized landing with airing cupboard, two large double bedrooms and a family bathroom with bath and overhead shower.

The property further benefits from a boarded loft and gas central heating.



The West facing garden is approximately 45 ft in length, has a rear access and patio area.

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'

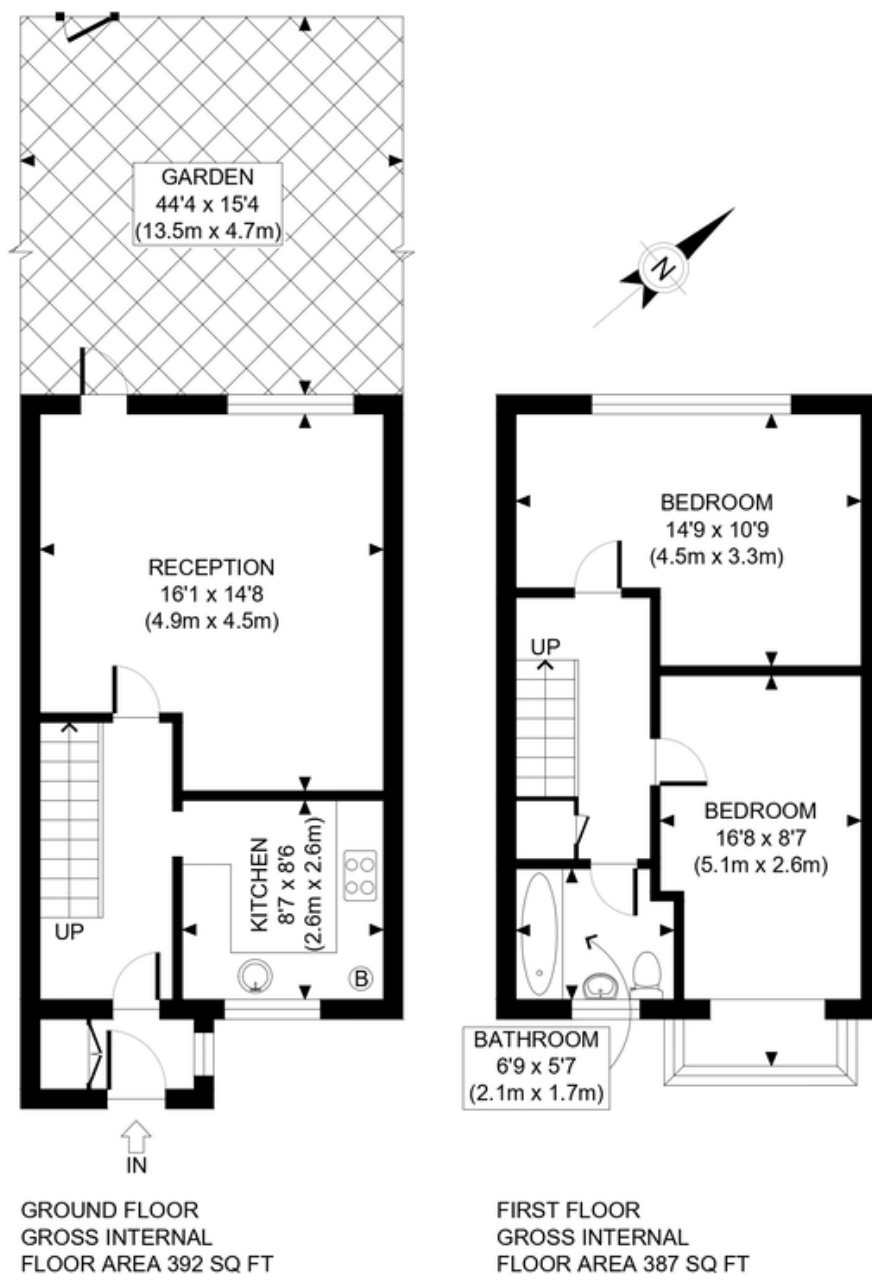
Please note Ofsted ratings are subject to change

Local transport

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.



APPROX. GROSS INTERNAL FLOOR AREA: 779 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+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		