



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Hampden Road

Harrow HA3 5PS

- Three bedroom semi detached house
- En-suite W.C
- Large family bathroom
- Extended to rear

Offers In Excess Of £550,000

EPC Rating '68'





Property Description

A beautifully presented and EXTENDED THREE BEDROOM SEMI- DETACHED HOUSE with OFF STREET PARKING FOR TWO CARS and en-suite W.C located on this popular residential road within Harrow Weald. This home is conveniently placed for access to Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains), local schools with Ofsted ratings of 'Good' and 'Outstanding', as well as being close to the High Road where you will find amenities including Waitrose, local restaurants and Harrow Weald Bus Garage.

This lovely family home comprises; a spacious through lounge with a gas fireplace perfect for the cosy winter evenings, a contemporary handleless kitchen with space for appliances including Fridge/Freezer, double oven, dishwasher, washing machine and gas hob and ample space for dining and entertaining, the family bathroom is tiled floor to ceiling and has a bath, overhead shower, W.C and basin. Upstairs there is a very good sized master bedroom with fitted wardrobes and an en-suite W.C, a second double bedroom overlooking the garden and a third single bedroom.



The West facing garden is approximately 80ft in length and is mostly laid to lawn with a large patio area.

Schools Within 1 Mile

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****

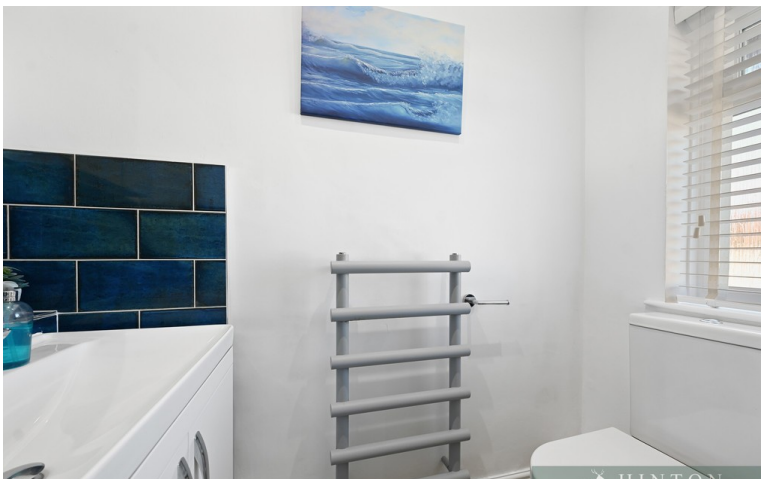


Local Transport

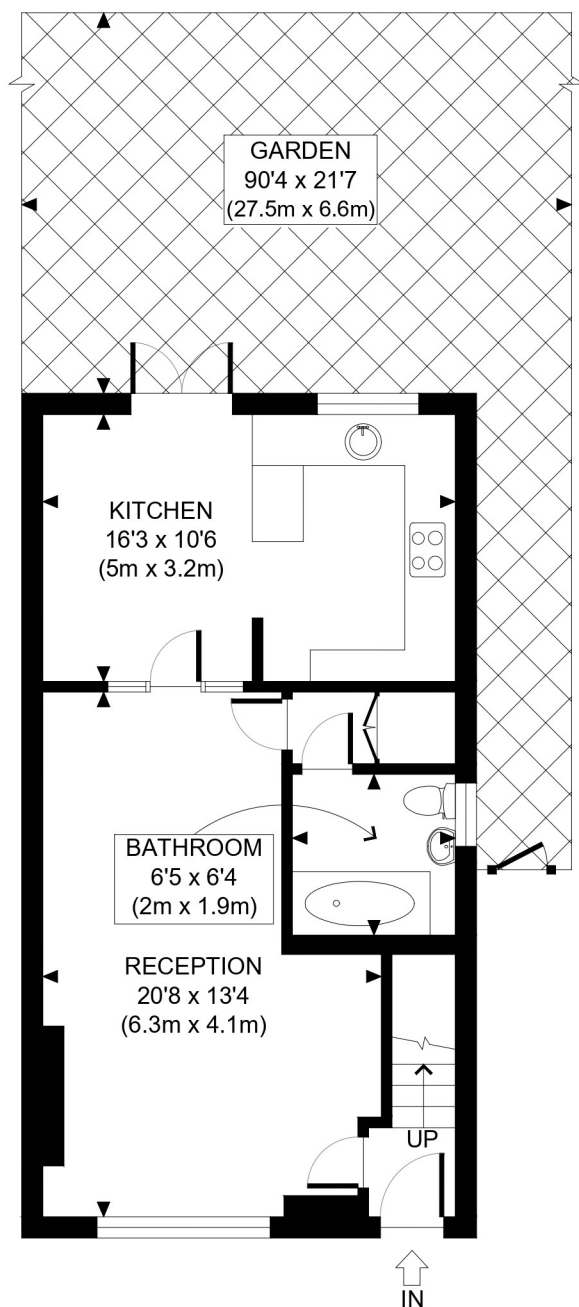
Headstone Lane Station - 0.3m - Overground to Watford Junction and Euston
 Harrow and Wealdstone Station - 1.0m - Bakerloo Line and Overground to Watford Junction and Euston including fast trains to Euston from 13 minutes
 H12 Bus Route to Stanmore/South Harrow
 H19 Bus Route to Central Harrow



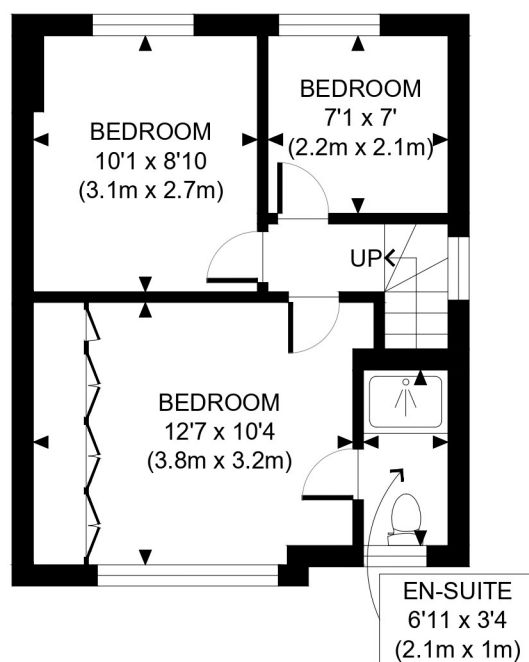
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 513 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 336 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 849 SQ FT/ 79 SQM

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

399 High Road
 Harrow
 Middlesex
 HA3 6EL

www.hintonresidential.com
sales@hintonanddownes.com
 0208 861 1066

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