



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Spencer Road

Harrow HA3 7AR

- Two double bedroom
- High ceilings
- Ground Floor
- Private garden

Asking Price Of £350,000

EPC Rating '63'





Property Description

A beautifully presented TWO DOUBLE BEDROOM ground floor apartment with direct access to PRIVATE GARDEN located on a popular residential road within Harrow Weald. This home is conveniently placed for access to local schools with Ofsted ratings of 'Good' and 'Outstanding', local shops, restaurants and supermarkets and Harrow and Wealdstone Station (Bakerloo Line and Lioness line to Euston including fast trains). This home is offered to the market in very good order throughout and benefits from a LEASE IN EXCESS OF 100 YEARS.

This wonderful home comprises; a very large master bedroom with high ceilings and hardwood flooring, a second good sized double bedroom with a characterful feature fireplace, a modern family shower room tiled floor to ceiling, a spacious reception room with space to entertain and dine leading through into the fitted kitchen with space for appliances such as dishwasher, washing machine, fridge/freezer, 5 ring gas hob, double oven and microwave.

There is direct access to the garden via the reception room, the garden is laid to lawn with a stone footpath leading out to





the open summerhouse (with power) and has a beautifully crafted brick built pizza oven. There is also a 'lean to' off of the reception room perfect for storing muddy wellies and growing herbs and fruits!

Schools within 1 mile

Sacred Heart Language College - Outstanding
 St Josephs Catholic School - Outstanding
 Kingsley School - Outstanding
 Priestmead School - Outstanding
 Salvatorian Roman Catholic College - Good
 Belmont School - Good
 Weald Rise - Good
 Marlborough School - Good
 Helix Education Centre - Good
 Hujjat Primary School - Good
 Cedars Manor - Good
 Elmgrove Primary School - Good
 Alpha Prep - Independent

Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Lioness line to Euston including fast trains to Euston from 13 minutes.
 Headstone Lane Station - Lioness Line to Watford Junction/Euston
 Harrow on the Hill Station - Metropolitan line and overground to Marylebone

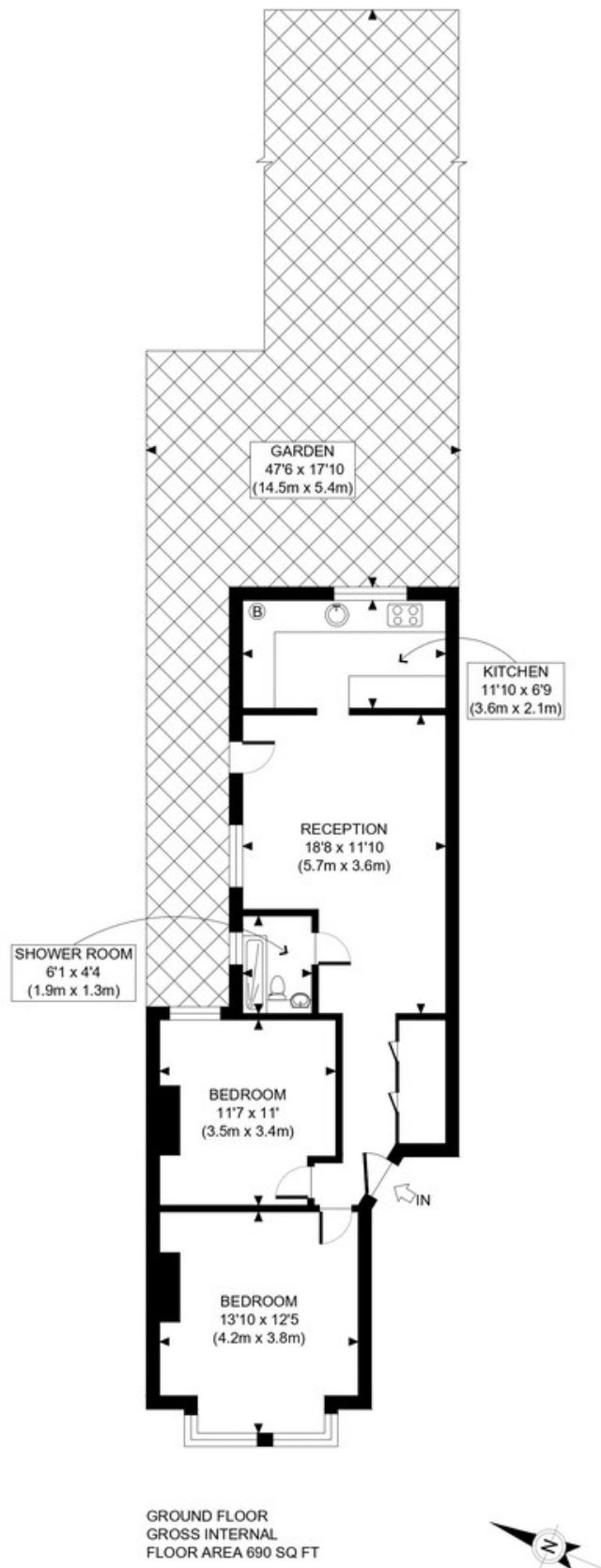
Bus Routes

140 - Hayes to Harrow Weald
 182 - Harrow to Brent Cross
 258 - Watford Junction to South Harrow
 340 - Edgware to Harrow
 N18 - Harrow Weald to Trafalgar Square (Night service)
 N140 - Heathrow to Harrow Weald (Night service)

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: 690 SQ FT/ 64 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		
69-80	C		74 C
55-68	D	63 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