



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Lorraine Park

Harrow HA3 6BX

- Mid terraced house
- Three double bedroom
- Two bathroom
- Guest W.C

Asking Price Of £600,000

EPC Rating 'TBC'





Property Description

A THREE DOUBLE BEDROOM, TWO BATHROOM terraced house located in a sought after cul-de-sac within very easy reach of facilities within the Harrow Weald area. The property is offered for sale in good order throughout and benefits from gas central heating, double glazed windows a master bedroom with en-suite, a guest W.C on the ground floor, an impressive through lounge, a modern fitted kitchen and a separate area used as a study room. The property has off street parking for up to two cars to the front and a well maintained rear garden. An internal inspection comes highly advised.

This home comprises; a spacious entrance hall with a guest W.C and basin, a large through lounge with access to the garden via French doors, a separate modern fitted gloss kitchen with integral appliances such as electric hob, oven, microwave, fridge/freezer and dishwasher. There is a study room with access to a utility area where there is plumbing for the washing machine.

On the first floor there is a very good sized master bedroom with fitted wardrobes and an en-suite bathroom with bath and





overhead shower attachment, a second double bedroom with fitted wardrobes, a third double with storage and a family shower room with walk in cubicle, W.C, Bidet and basin.

The West facing garden has been patioed over to create a manageable, low maintenance space perfect for summer entertaining, there is a footpath access from the rear.

Local Schools

Bentley Wood - Ofsted 'Outstanding'
 Sacred Heart Language College - Ofsted 'Outstanding'
 Kingsley High School - Ofsted 'Outstanding'
 Weald Rise Primary school - Ofsted 'Good'
 Helix Education Centre - Ofsted 'Good'
 Belmont School - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 St Josephs School - Ofsted 'Good'
 Cedars Manor - Ofsted 'Good'

Please note Ofsted ratings are subject to change

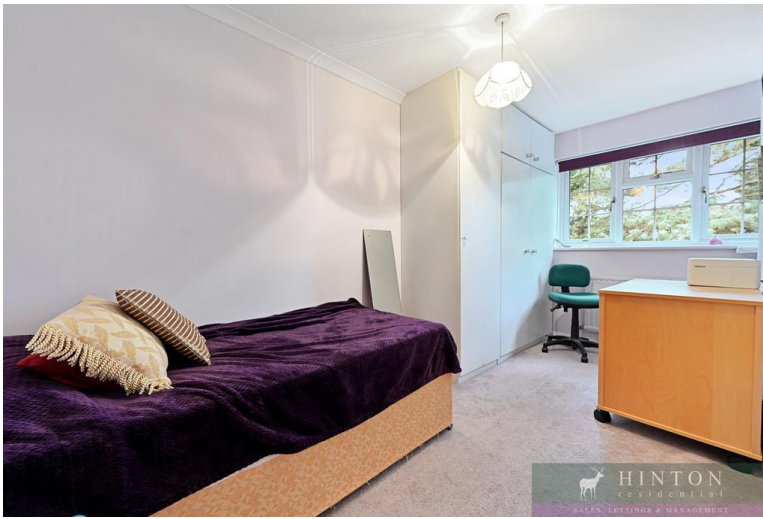


Local Transport

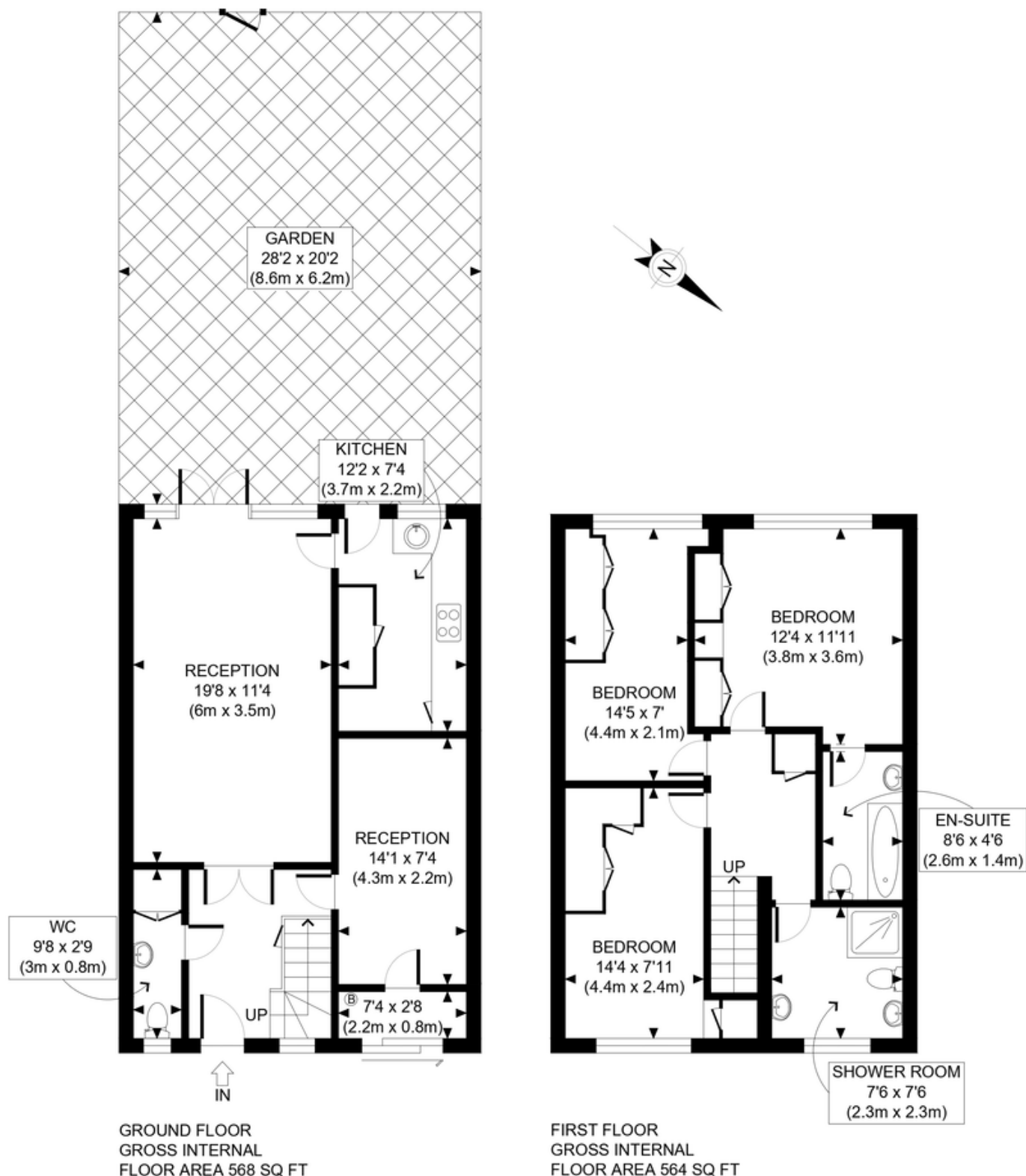
Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile
 Headstone Lane Station - Overground
 Harrow on the Hill Station - Metropolitan line and National Rail
 Stanmore Station - Jubilee Line
 Edgware Station - Northern Line

H19 Bus Route to Harrow
 140 (N140) Bus Route to Hayes
 182 Bus Route to Brent Cross
 258 Bus Route to Watford/South Harrow
 340 Bus Route to Edgware/Harrow
 H12 Bus Route to Stanmore/South Harrow
 N18 Bus Route to Trafalgar Square





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: 1132 SQ FT/ 105 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.

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