



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Belsize Road

Harrow HA3 6JJ

- Three bedroom
- Mid terraced house
- Modern finish
- Off street parking for up to 2 cars

Asking Price Of £550,000

EPC Rating '67'





Property Description

A very well presented THREE BEDROOM MID TERRACE HOUSE WITH OFF STREET PARKING for two cars located on this popular residential road off of the Uxbridge Road. This family home is conveniently placed for access to local bus routes, schools and supermarkets. The property benefits from a recently fitted new roof, double glazed windows and gas fired central heating.

This wonderful family home comprises; a spacious reception room open plan to the modern fitted kitchen with space for an American Fridge/Freezer, washing machine, dryer, oven and gas hob with access via the French doors to the rear garden.

On the first floor there is a grey tiled shower room, a good sized master bedroom with fitted wardrobes, a second double bedroom also with fitted wardrobes and featuring the original cast iron fireplace and a third single bedroom.

The West facing garden is approximately 120ft in length, is mostly patioed over so is very low maintenance and there are two good sized sheds for storage.



The property further benefits from a roof being installed within the last 3 years.

Local transport

Headstone Lane Station - 0.5miles - Overground
Hatch End Station - 0.9miles - Overground
Harrow and Wealdstone Station - 1.2miles - Overground (fast trains to Euston from 13 minutes) and Bakerloo line
Stanmore Station - 1.8miles - Jubilee Line

182 Bus Routes to Brent Cross and Bannister Playing fields
H12 Bus Routes to Stanmore and South Harrow
H14 Bus Routes to Hatch End and Northwick Park Hospital
H18 + H19 Bus routes to Harrow

Schools within 1 mile

Kingsley High School - Ofsted 'Outstanding'
Bentley Wood - Ofsted 'Outstanding'
Sacred Heart Language College - Ofsted 'Outstanding'
Cedars Manor School - Ofsted 'Good'
Hujjat Primary School - Ofsted 'Good'
St Teresa's Primary School - Ofsted 'Good'
Helix Education Centre - Ofsted 'Good'
Hatch End High School - Ofsted 'Good'
Salvatorian Roman Catholic College - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Weald Rise School - Ofsted 'Good'

Please note ofsted ratings are subject to change and purchases should complete their own due diligence





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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		