



HINTON
residential

SALES, LETTINGS & MANAGEMENT

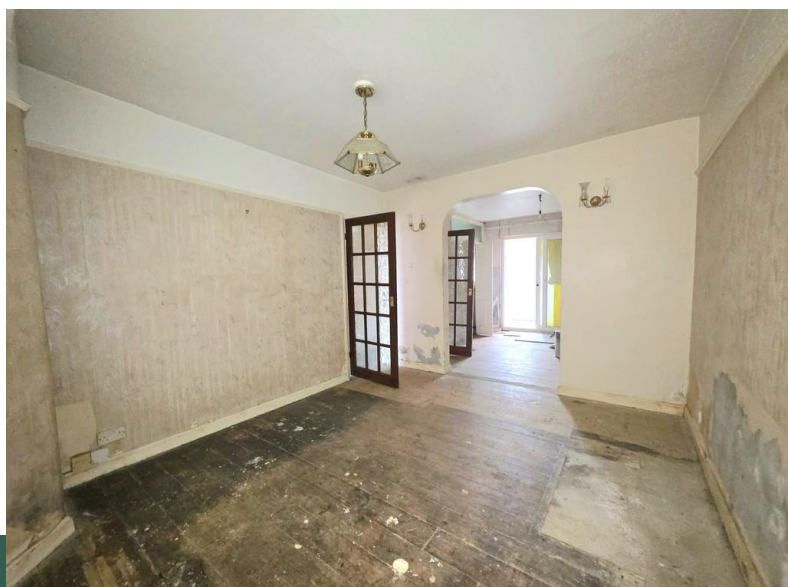
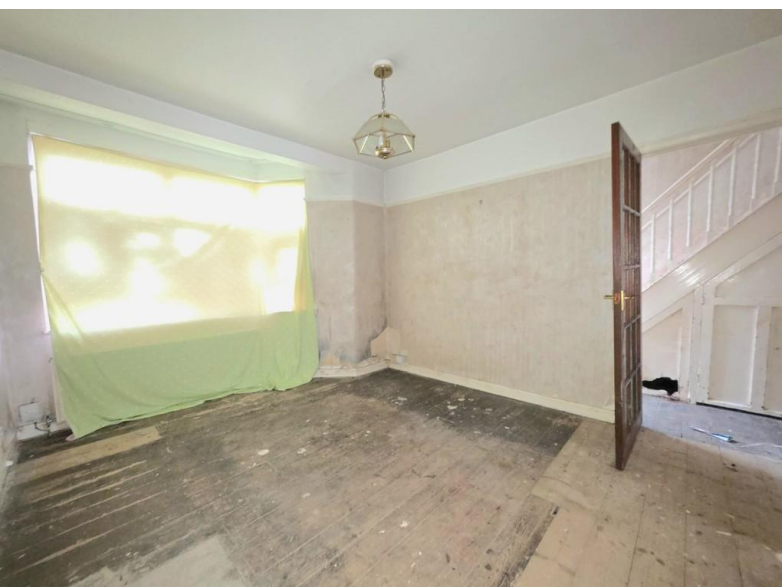
Toorack Road

Harrow HA3 5HR

- Three bedroom
- End of terrace
- Off street parking for two cars
- In need of refurbishment

Asking Price Of £480,000

EPC Rating 'TBC'





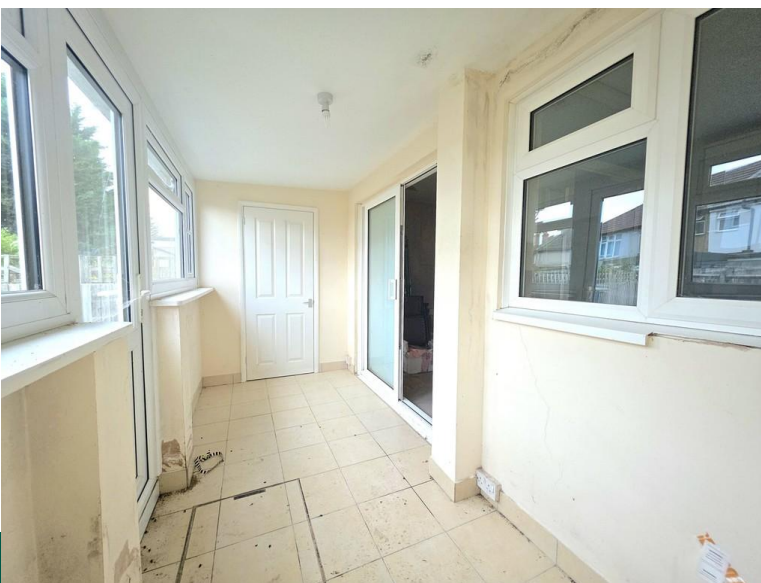
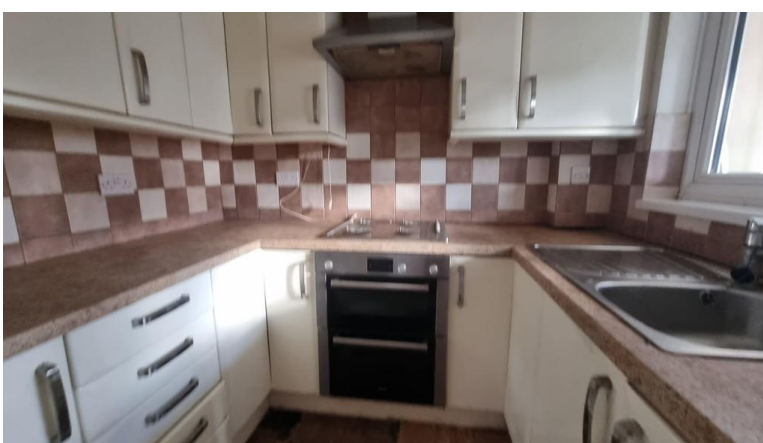
Property Description

A THREE BEDROOM END OF TERRACE HOUSE with OFF STREET PARKING for 2 cars located on this residential road within easy reach of Harrow and Wealdstone Station (Bakerloo Line and overground including fast trains to Euston), local supermarkets, bus routes and schools. The property is offered to the market chain free and is in need of renovation throughout.

The property comprises; a large through lounge leading into a small extension to the rear suitable for use as a utility area or home office, a separate fitted kitchen with gas hob and double oven.

On the first floor there is a good sized master bedroom with a fitted cupboard space, a second double bedroom with fitted wardrobes, a third single bedroom and a tiled family bathroom with W.C, basin and bath with overhead shower.

The rear garden is south facing with side access, there is a small patio area and is mostly laid to lawn.





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

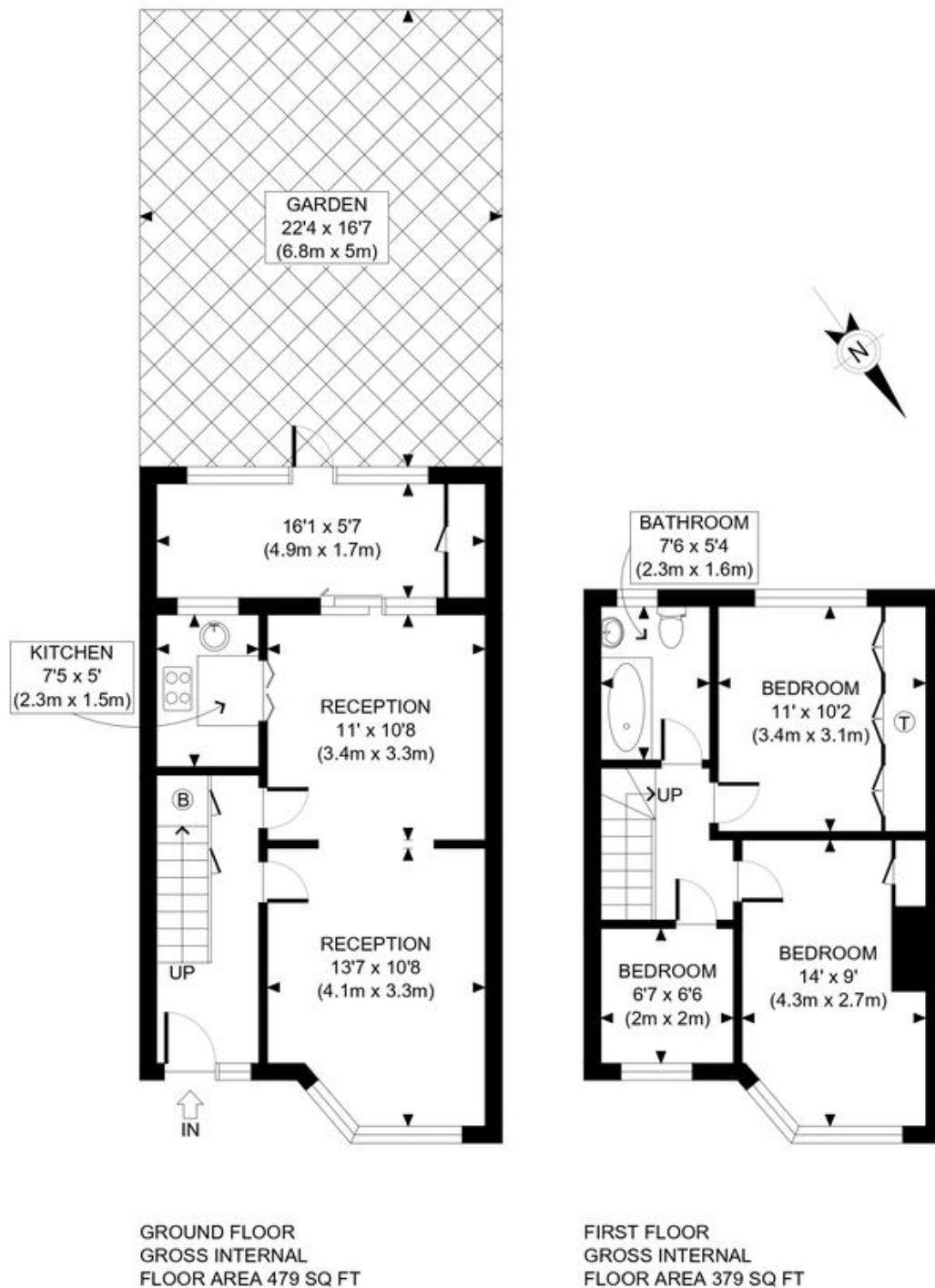
Harrow and Wealdstone Station - Bakerloo Line and Lioness
 Line including fast trains to Euston from 13 minutes
 Headstone Lane Station - Lioness Line
 North Harrow Station - Metropolitan Line

Bus Routes:

140
 182
 258
 340



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



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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.

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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