



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Athelstone Road**

Harrow HA3 5NU

- Three bedroom mid terraced house
- Two reception rooms
- Newly refurbished
- Potential for extension (STPP)

**Asking Price of £480,000**

EPC Rating C



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## Property Description

A NEWLY REFURBISHED THREE BEDROOM MID TERRACED HOUSE with West facing garden located on this residential Cul-de-sac within Harrow Weald close to Harrow and Wealdstone Station (Bakerloo Line and Lioness Line), bus routes, schools with Ofsted ratings of 'Good' and 'Outstanding', local supermarkets and shops. The property is offered to the market CHAIN FREE and there is potential for extensions (STPP).

This home comprises; An east facing reception room, a good sized second reception room perfect for dining, a separate 'galley' style fitted kitchen including a gas hob and fan oven. on the first floor there are two large double bedrooms, a third single bedroom and family bathroom.

The garden is not overlooked and mostly laid to lawn with a patio area, ideally for entertaining. The property has not been extended so there is potential for a prospective buyer to extend (STPP).

This home further benefits from gas fired central heating via a Vaillant boiler and UPVC double glazed windows throughout.



## Schools within 1 mile

Whitefriars School - 'Good'  
 Salvatorian Roman Catholic College - 'Good'  
 Sacred Heart Language College - 'Outstanding'  
 Marlborough School - 'Good'  
 Cedars Manor - 'Good'  
 Kingsley High School - 'Outstanding'  
 St Teresa's School - 'Good'  
 Weald Rise - 'Good'  
 Norbury - 'Good'  
 Pinner Park Primary - 'Good'  
 Belmont School - 'Good'  
 Hatch End High - 'Good'  
 St Jeromes School - 'Good'  
 St Josephs School - 'Good'

## 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

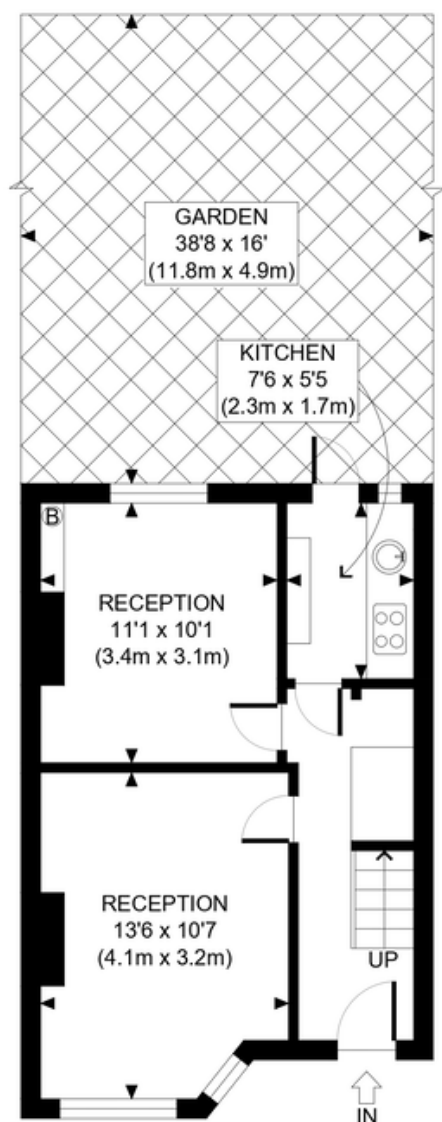
Bus Routes:

140  
 182  
 258  
 340

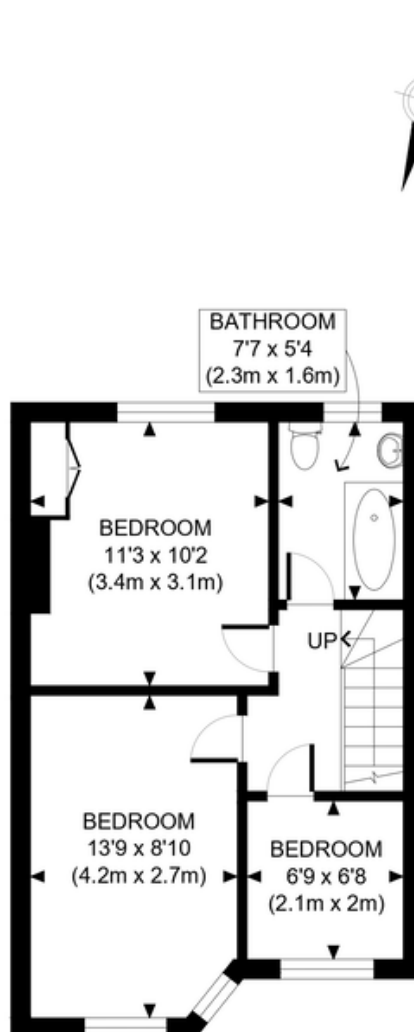




1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.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



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 384 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 384 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 768 SQ FT/ 71 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+	<b>A</b>		
81-91	<b>B</b>		<b>89 B</b>
69-80	<b>C</b>	<b>69 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		