



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**College Close**

Harrow HA3 7BZ

- Two double bedroom
- Detached bungalow
- Useable loft room with W.C
- Garage

**Asking Price Of £625,000**

EPC Rating 'D'





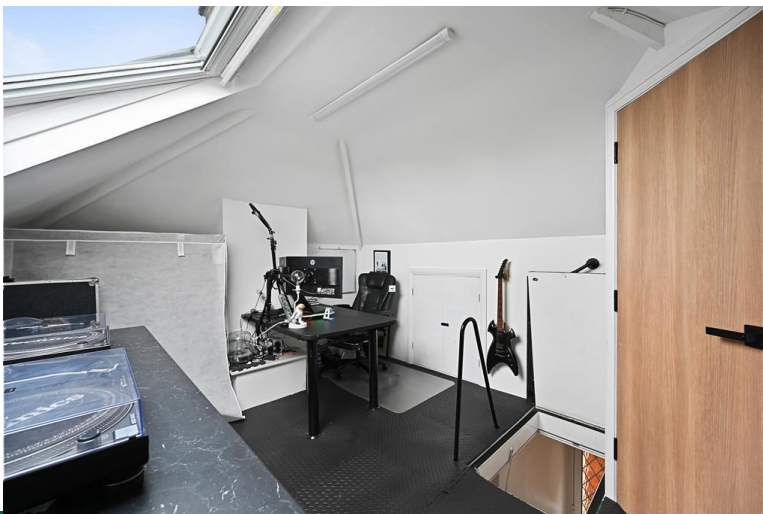


## Property Description

An immaculately presented TWO DOUBLE BEDROOM DETACHED BUNGALOW WITH USEABLE LOFT ROOM AND EN-SUITE W.C. The property has been lovingly refurbished by the existing owners and is located on this highly sought after cul-de-sac in Harrow Weald, within easy reach of the High Road, local transport and schools with Ofsted ratings of 'Outstanding'.

This lovely home comprises; a large reception room with a beautiful fitted log burner and door to the raised decking area of the garden, a separate modern taupe gloss kitchen with stone worktops and appliances including an American Fridge/Freezer, gas hob, double oven, dishwasher and washing machine. The bay fronted master bedroom is West facing and has ample space for the fitted wardrobes and bedroom furniture, there is a second double bedroom currently being used as a dressing room. The Loft is being used as a home office/studio, it has been completely soundproofed and there is a W.C for users.

The large East facing rear garden has a large raised deck area, perfect for entertaining, is mostly laid to lawn and benefits



from a home sauna being built and fitted to the rear.

There is plenty of scope for extension to the loft, the rear and converting the garage (STPP).

## Local Schools

Bentley Wood - Ofsted 'Outstanding'

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

Local Trains:

Harrow and Wealdstone Station - Bakerloo line

Harrow and Wealdstone Station - Overground to including fast trains to Euston from 13 minutes.

Stanmore Station – Jubilee Line

Harrow on the Hill – Metropolitan Line and National Rail (Aylesbury to Marylebone Service)

Local Bus Routes:

H12 to Stanmore/South Harrow

H19 to Harrow

140 to Hayes

182 to Brent Cross

258 to Watford Junction/South Harrow

340 to Edgware/Harrow

640 to Bentley Wood School/South Harrow

N18 - Night Bus to Trafalgar Square

N140 - Night Bus to Hayes

## Local Area

College Close is approximately 0.4 miles to the High Road in Harrow Weald where residents have access to Boxtree Park, tennis courts and cafe. Walking towards Harrow there is Lidl, Iceland and Waitrose, opposite Lidle you will find Harrow Weald bus Garage with various routes available. The High Road offers various other convenience shops, salons, restaurants, bars and bakeries.

The property is approximately 1.5 miles from Stanmore where

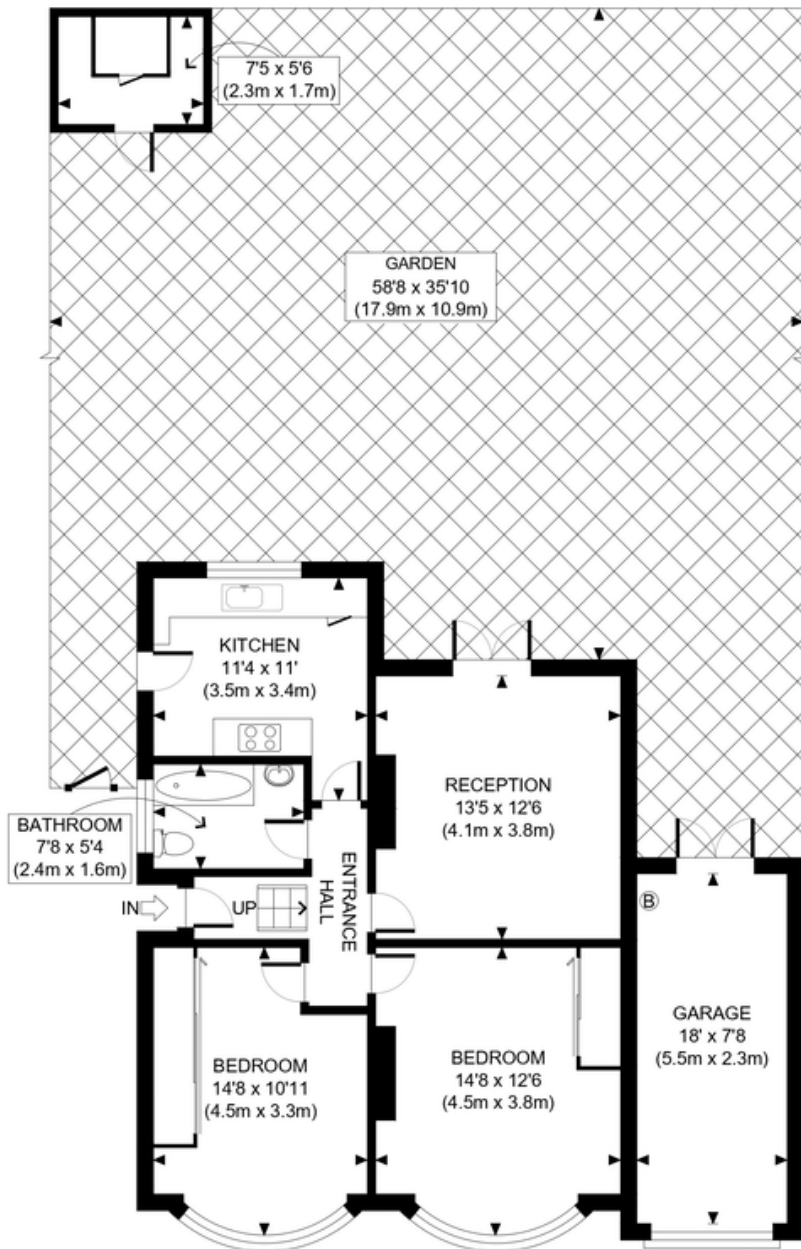




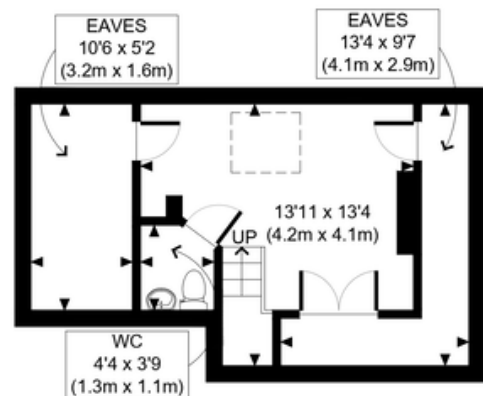
you will find Sainsbury's, restaurants and cafe's. 2 miles in the opposite direction there is the popular Hatch End with a Morrisons supermarket, Tesco express, restaurant, bars, cafe's and a Leisure Centre.



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 WITH GARAGE 852 SQ FT  
FLOOR AREA WITHOUT GARAGE 702 SQ FT



USEABLE LOFT SPACE  
GROSS INTERNAL  
FLOOR AREA WITH EAVES 270 SQ FT  
FLOOR AREA WITHOUT EAVES 153 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/EAVES/OUTHOUSE: 1163 SQ FT/ 108 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/EAVES/OUTHOUSE: 855 SQ FT/ 79 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>85 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>57 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		