



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Stox Mead

Harrow HA3 5JX

- Three bedroom mid terraced house
- Two reception rooms
- Scope for further extension (STPP)
- Close to Harrow and Wealdstone Station (London Overground and Bakerloo Line)

Asking Price Of £500,000

EPC Rating '62'





Property Description

A well presented THREE BEDROOM MID TERRACED HOUSE with large front and rear gardens. The property is ideally located for access to local schools, transport links including Harrow and Wealdstone Station (with fast trains to Euston from 13 minutes and Bakerloo line) and Harrow Weald Bus Garage. It is also just a short distance to supermarkets including Waitrose and Lidl. No onward Chain.

The house comprises a south facing reception room with wooden flooring and an electric fireplace, a second reception room with sliding doors to the rear garden (approximately 66ft), a galley style kitchen with barn style door leading to the garden. Upstairs there is a large double bedroom with a fitted wardrobe, a second double bedroom, a third good sized single room and a family bathroom tiled floor to ceiling with a separate W.C.



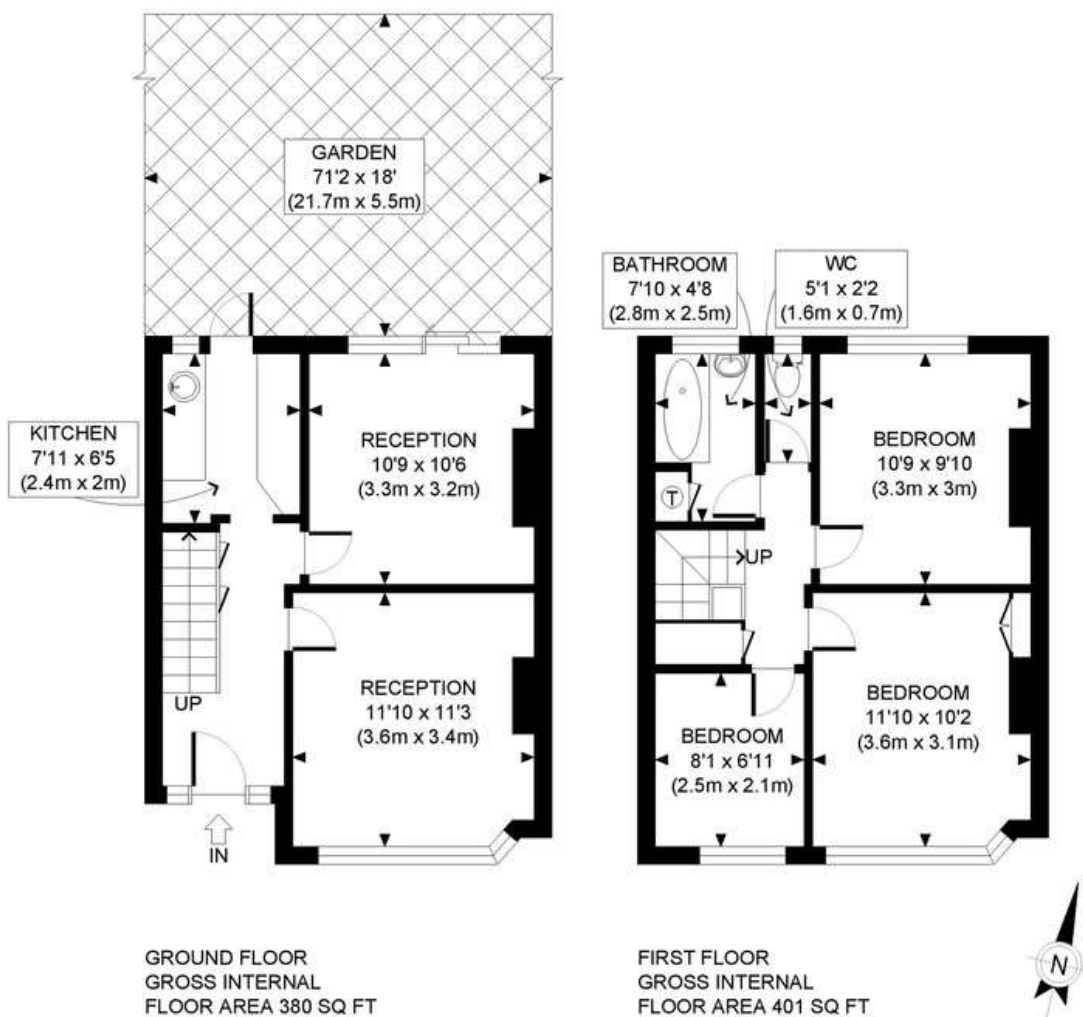
SCHOOLS AND DISTANCE

- Kingsley High School - Ofsted 'Outstanding' - 0.3miles
- Cedars Manor School - Ofsted 'Good' - 0.3 miles
- Salvatorian College - Ofsted 'Good' - 0.4 miles
- Whitefriars School - Ofsted 'Good' - 0.5 miles
- Sacred Heart Language College - Ofsted 'outstanding' - 0.5 miles
- St Teresa's Primary School - Ofsted 'Good' - 0.4 miles
- Hujjat Primary School - Ofsted 'Good' - 0.7 miles
- Hatch End High - Ofsted 'Good' - 0.6 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





APPROX. GROSS INTERNAL FLOOR AREA: 781 SQ FT/ 73 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.

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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