



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Whitegate Gardens

Harrow HA3 6BW

- Four bedroom
- Two bathroom
- Semi detached
- Off street parking

Asking Price Of **£750,000**
EPC Rating 'TBC'





Property Description

A beautifully presented FOUR DOUBLE BEDROOM, TWO BATHROOM semi detached bungalow with off street parking located on this tree lined residential road just off of the popular Elms Road. The property is within easy reach of Harrow Weald High Road where you will find Harrow Weald Bus Garage, Waitrose, Iceland and Lidl, coffee shops and restaurants. This home is also very well positioned for access to local schools with Ofsted ratings of 'Outstanding' and 'Good' as well as various independent schools. There is opportunity for extension to the rear (STPP) and residents benefit from newly installed double glazing and boiler.

The ground floor of this lovely family home comprises; a spacious reception room featuring a stone mantle piece with sliding doors out to the conservatory, a separate fitted kitchen with appliances including an electric hob, single oven, integral dishwasher, washing machine and fridge/freezer, one of the west-facing bedrooms is currently being used as a second reception room with plenty of space for a double bed and wardrobe, the second double bedroom on this floor is also west-facing with space for a double bed, desk and storage, there is a ground floor shower room which was recently





installed, the shower cubicle has a cream herringbone tile surround and there is a W.C and basin.

The first floor was converted about 2 years ago by the current vendors, there is a spacious master bedroom spanning the entire length of the loft with dual aspect windows allowing in plenty of light and access to the eaves for some storage, a second double bedroom overlooking the private garden and a family bathroom with a bath, and overhead shower featuring a lovely blue tiled surround, W.C and basin.

The extensive rear garden is over 120ft in length and is well stocked with various trees and shrubs. There is a patio area just off of the conservatory, perfect for those morning coffees or evening BBQ's!

Local Area

Whitegate Gardens is approximately 0.5miles 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 Lidl you will find Harrow Weald bus Garage with various routes available. The High Road offers plenty of 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.

Local Schools

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

Please note Ofsted Ratings are subject to change and buyers should carry out their own due diligence



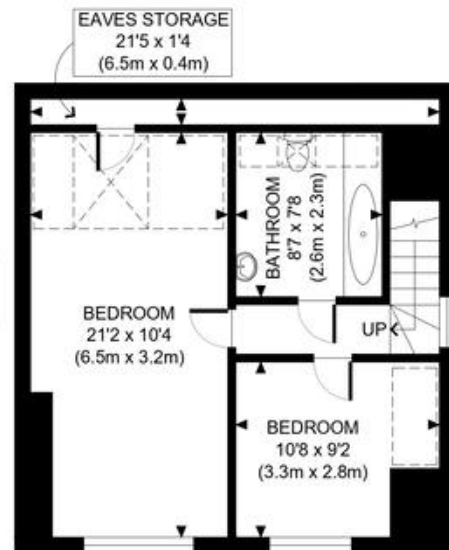
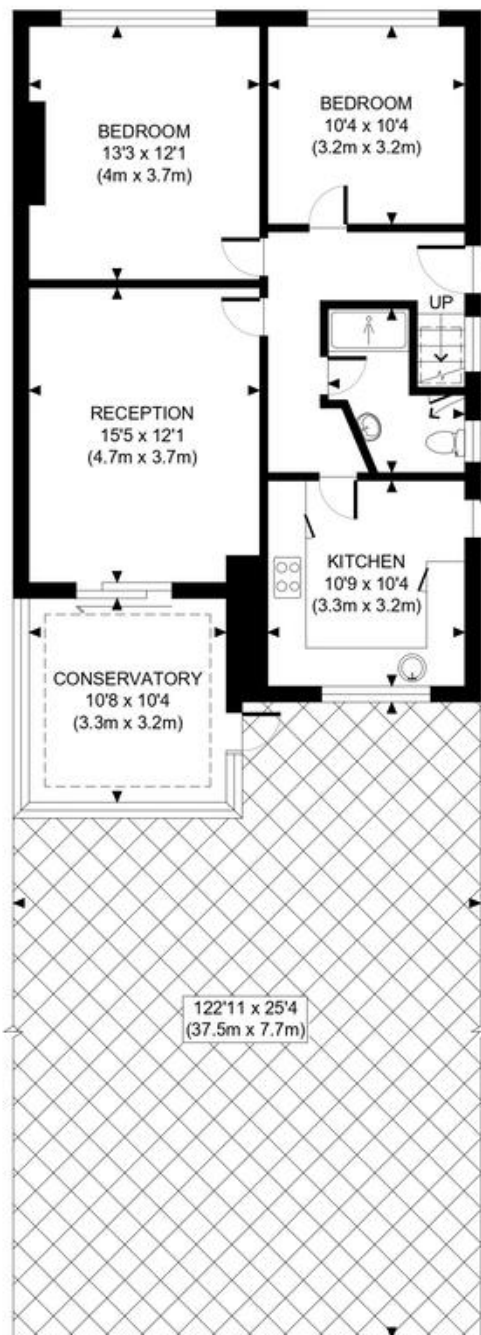


Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile
 Headstone Lane Station - Overground
 Harrow on the Hill Station - Metropolitan line and National Rail
 Stanmore Station - Jubilee Line
 Edgware Station - Northern Line

H19 Bus Route to Harrow
 140 (N140) Bus Route to Hayes
 182 Bus Route to Brent Cross
 258 Bus Route to Watford/South Harrow
 340 Bus Route to Edgware/Harrow
 H12 Bus Route to Stanmore/South Harrow
 N18 Bus Route to Trafalgar Square

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.



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1342 SQ FT/ 125 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1304 SQ FT/ 121 SQM

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