



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Farmstead Road

Harrow HA3 5HQ

- Three bedroom semi detached house
- Large rear garden
- Potential for extension (STPP)
- Garage

Asking Price Of **£550,000**

EPC Rating '65'





Property Description

A very well maintained THREE BEDROOM SEMI DETACHED HOUSE with off street parking for 2 cars and garage located on this quiet residential road in Harrow Weald. The property is ideally situated for access to local transport including Harrow Weald bus station and Harrow and Wealdstone Station (fast trains to Euston and Bakerloo Line), shopping facilities, parks and schools with Ofsted ratings of 'Good' and 'Outstanding'. This home is CHAIN FREE.

This lovely home comprises; a good sized through lounge with a bay fronted windows with sliding doors to the garden, a separate fitted kitchen with space for appliances such as hob, oven, washing machine and fridge/freezer. On the first floor there is a spacious master bedroom with bay fronted windows, a second double room overlooking the garden, a third single bedroom and family bathroom with bath and overhead shower.

The rear garden is approximately 80ft in length and is mostly laid to lawn, there is a garage accessible from the garden.



Local Schools

Kingsley High School - Outstanding
Bentley Wood - Outstanding
Salvartorian College - Good
Sacred Heart Language College - Good
Cedars Manor - Good
Hujjat School - Good
Weald Rise Primary School - Good
St Theresa's Primary School - Good
Belmont School - Good
Pinner Park School - Good
Alpha Prep - Independent
St Josephs Catholic School - Good



Local Area

The property is located for convenience, there are two supermarkets located on the High Road and various other convenience stores, bakeries, restaurants and cafes on the High Road. Boxtree Park is a short distance from the house and there are tennis courts available to keep the family entertained over the weekends!

Hatch End and Stanmore are less than 2 miles from the property with more choice of supermarkets, shops and restaurants.



Local Transport

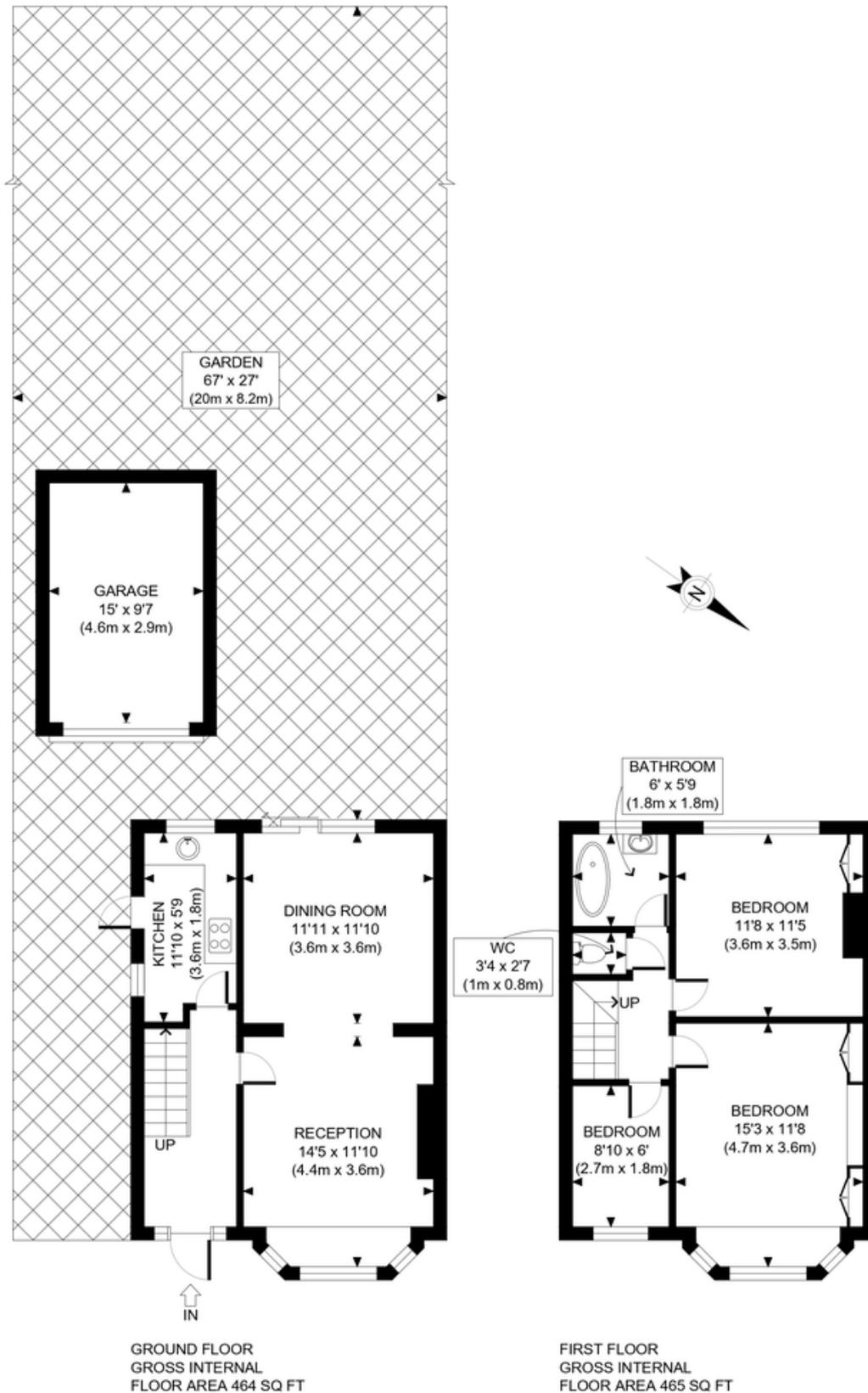
Harrow and Wealdstone Station - Overground (including fast trains to Euston from 13 minutes and Bakerloo line
Headstone lane Station - Overground

Bus Routes:

140
182
258
340







APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1073 SQ FT/ 100 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 929 SQ FT/ 86 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		