



SALES, LETTINGS & MANAGEMENT

Chicheley Gardens

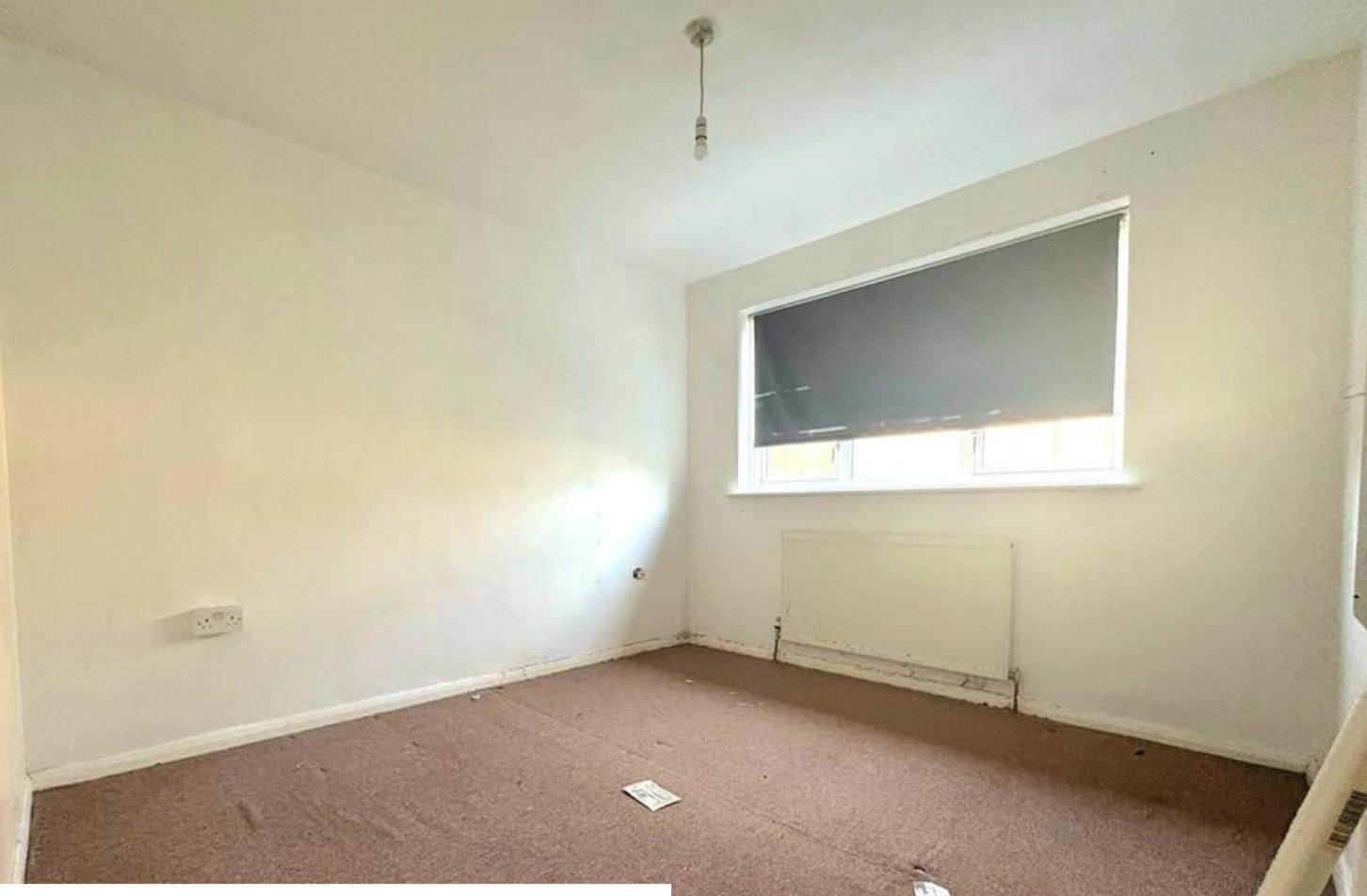
Harrow Weald, Harrow HA3 6QH

- Planning Permission Granted for three dwellings P/1747/23.
- Detached
- Garage
- Three bedroom

Asking Price Of £575,000

EPC Rating '58'





Property Description

PLANNING PERMISSION GRANTED P/1747/23.

THREE BEDROOM DETACHED HOUSE located on this residential road just off of Uxbridge Road close to local transport, schools with Ofsted ratings of 'Outstanding' and 'Good' and supermarkets including Waitrose and Morrisons. The property is well placed for access to the A41, A1, M1 and M25 and is offered to the market CHAIN FREE.

The property comprises; a large reception room with dual aspect windows, a separate fitted kitchen with access to the wrap around garden and a guest W.C. on the first floor there are three double bedrooms, two of them have fitted cupboards and a family bathroom with bath, overhead shower, W.C and basin.

There is a detached garage adjacent to the property, perfect for storage, and there is a large wrap around garden.





Local Schools

Kingsley High School - Ofsted 'Outstanding'
Bentley Wood School - Ofsted 'Outstanding'
Grimsdyke School – Ofsted 'Outstanding'
Avanti School – Ofsted 'Good'
Cedars Manor primary - Ofsted ' Good'
St Theresa's Catholic Primary School - Ofsted 'Good'
Hatch End High School - Ofsted 'Good'
Hujjat Primary School - Ofsted 'Good'
Salvatorian Roman Catholic College - Ofsted 'Good'
Sacred Heart Language College - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Pinner Park Primary School - Ofsted 'Good'
Weald Rise Primary School - Ofsted 'Good'
Belmont School - Ofsted 'Good'

Ofsted ratings are subject to change

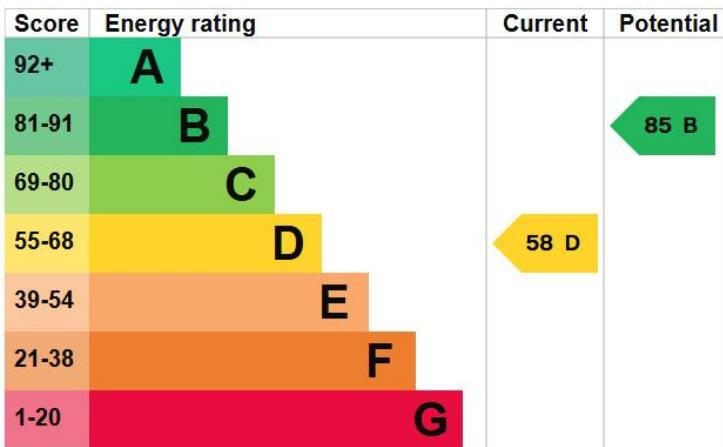
Local Transport

Headstone Lane Station - 0.5miles - Overground
Hatch End Station - 0.9miles - Overground
Harrow and Wealdstone Station - 1.2miles - Overground (fast trains to Euston from 13 minutes) and Bakerloo line

182 Bus Routes to Brent Cross and Bannister Playing fields
H12 Bus Routes to Stanmore and South Harrow
H14 Bus Routes to Hatch End and Northwick Park Hospital
H18 + H19 Bus routes to Harrow

Local Area

This lovely home is located just 0.6m from the High Road in Harrow Weald where residents will find useful amenities such as Waitrose, Lidl, Iceland, local convenience stores, Harrow Weald Bus Garage and Restaurants, and even less to the local parks. If you head West from Harrow Weald for 1 mile you will reach the popular Hatch End when you are spoiled for choice with restaurants bars and other shopping facilities including Morrisons. Just 2 miles in the other direction you will arrive in Stanmore where you have more shops, Supermarkets and restaurants at your disposal.



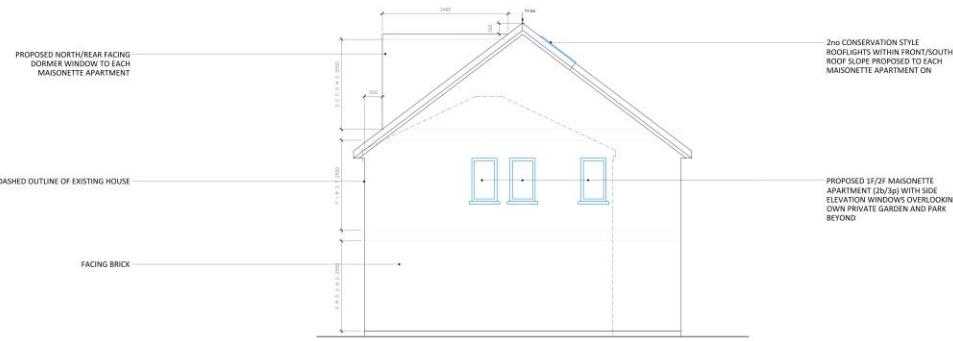
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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before 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

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2. Drawings are to be checked by the client and any queries or comments shall be checked on site prior to commencing the works.
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NOTE: NOT FOR CONSTRUCTION PURPOSES



SOUTH (FRONT) ELEVATION



WEST (FLANK) ELEVATION

0 5 metres

P10 Full Application 17.05.23

Client:
Tor Kohistani
Proposed:
19 Chicheley Gardens
Harrow
HA3 8QH
Date:
01.01.23
Scale:
1:50@A1 / 1:100 @ A3
Drawing title:
SOUTH & WEST ELEVATIONS Proposed
Drawing number:
155/105 Revision: **P10**

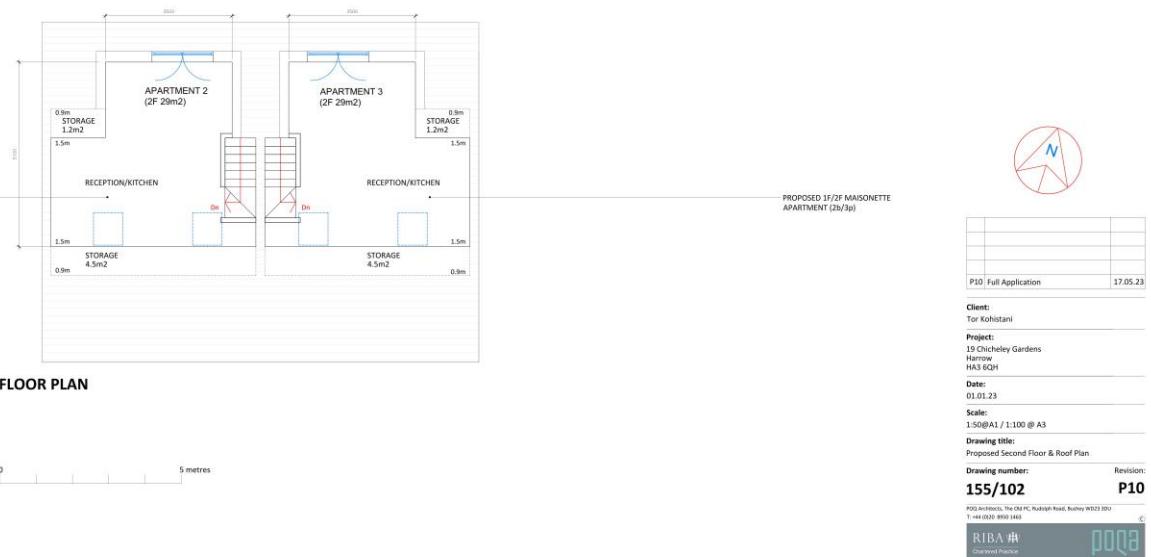
HQG Architects, The Old PC, Ruislip Road, Ruislip, HA4 3DN
T: 01895 895146

RIBA Chartered Practice

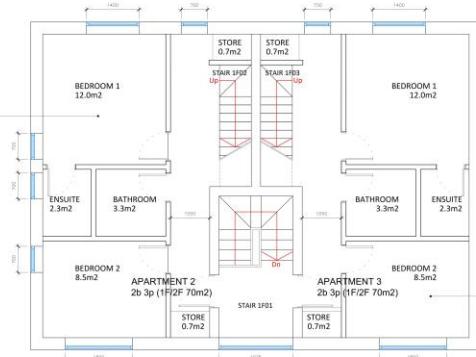
POQ8



PROPOSED ROOF PLAN



PROPOSED 1F/2F MAISONETTE
APARTMENT (2b/3p) WITH SIDE
ELEVATION WINDOW OVERLOOKING
OWN PRIVATE GARDEN AND PARK
BEYOND



PROPOSED FIRST FLOOR PLAN

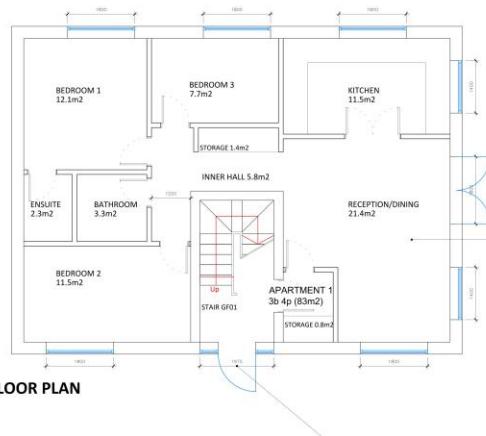
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External Area Schedule:
390.0 m² Site Area
47.3 m² Existing House Footprint (Demolished)
17.8 m² Existing Garage (Demolished)
106.0 m² Proposed New Build Footprint
75.0 m² Hard Landscaping
209.0 m² Soft Landscaping

+28% of Site proposed to be covered by Buildings

NOTE: NOT FOR CONSTRUCTION PURPOSES

PROPOSED 1F/2F MAISONETTE
APARTMENT (2b/3p)



PROPOSED GROUND FLOOR PLAN

0 5 metres

PROPOSED GROUND FLOOR
APARTMENT (3b/4p) WITH DIRECT
ACCESS TO OWN SECURE PRIVATE
GARDEN

PROPOSED COMMUNAL ENTRANCE
DOOR, CENTRALLY POSITIONED WITH
PORCH ROOF CANOPY, ALL DESIGNED
TO MAKE THE PROPOSED BUILDING MORE
CLOSELY APPEAR AS A SINGLE
DWELLING

P10 Full Application 17.05.23

Client: Tor Kohistani
Project: 19 Chicheley Gardens
Harrow
HA3 6DH
Date: 01.01.23
Scale: 1:50@A1 / 1:100 @ A3

Drawing title: Proposed Ground & First Floor Plans
Drawing number: 155/101 P10
Revision: P10

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