



HINTON
residential

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

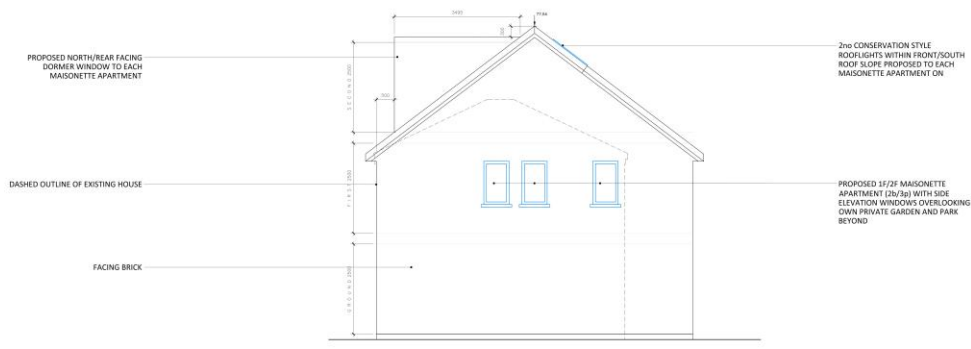
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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

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2. Do not use for working drawings. All dimensions shall be checked and
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regarded as the architect's.
3. This drawing is the copyright of POQA Architects and must not be used
or reproduced without their permission.

NOTE: NOT FOR CONSTRUCTION PURPOSES



SOUTH (FRONT) ELEVATION



WEST (FLANK) ELEVATION

0 5 metres

P10 Full Application	17.05.23

Client:
Tor Kohistani

Project:
19 Chicheley Gardens
Harrow
HA3 6QH

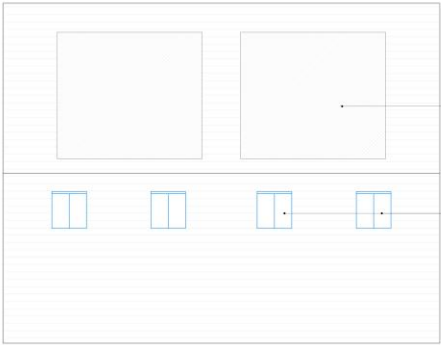
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01.01.23

Scale:
1:50@A1 / 1:100 @ A3

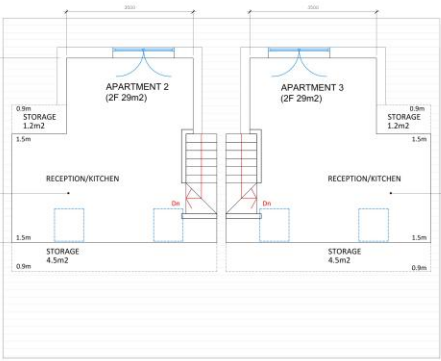
Drawing title:
SOUTH & WEST ELEVATIONS Proposed

Drawing number:
155/105

Revision:
P10



PROPOSED ROOF PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED REAR FACING DORMER WINDOW TO EACH MAISONETTE

2no CONSERVATION STYLE ROOFLIGHTS WITHIN FRONT ROOF SLOPE PROPOSED TO EACH APARTMENT

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External Area Schedule:

390.0 m ²	Site Area
47.3 m ²	Existing House Footprint (Demolished)
17.8 m ²	Existing Garage (Demolished)
106.0 m ²	Proposed New Build Footprint
75.0 m ²	Hard Landscaping
209.0 m ²	Soft Landscaping

<28% of Site proposed to be covered by Buildings

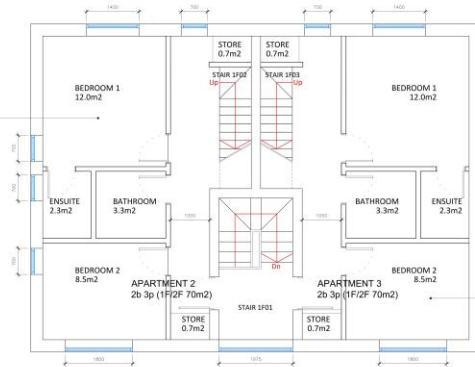
NOTE: NOT FOR CONSTRUCTION PURPOSES



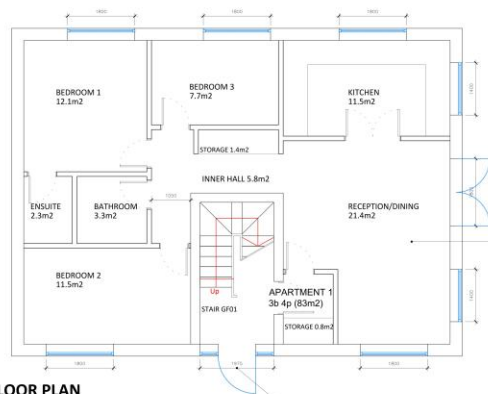
P10 Full Application	17.05.23

Client:	Tor Kohistani
Project:	19 Chicheley Gardens Harrow HA3 6QH
Date:	01.01.23
Scale:	1:500/1:1,000 @ A3
Drawing title:	Proposed Second Floor & Roof Plan
Drawing number:	155/102
Revision:	P10
RIBA #	POQA

PROPOSED 17/21 MAISONNETTE
APARTMENT (25/3p) WITH SIDE
ELEVATION WINDOWS OVERLOOKING
OWN PRIVATE GARDEN AND PARK
BEYOND



PROPOSED FIRST FLOOR PLAN



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 HELP APARTMENT BUILDING MORE
CLOSELY APPEAR AS A SINGLE
DWELLING

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External Area Schedule:

390.0 m ²	Site Area
47.8 m ²	Existing House Footprint (Demolished)
17.8 m ²	Existing Garage (Demolished)
106.0 m ²	Proposed New Build Footprint
75.0 m ²	Hard Landscaping
209.0 m ²	Soft Landscaping

<28% of Site proposed to be covered by Buildings

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Tor Kohistani

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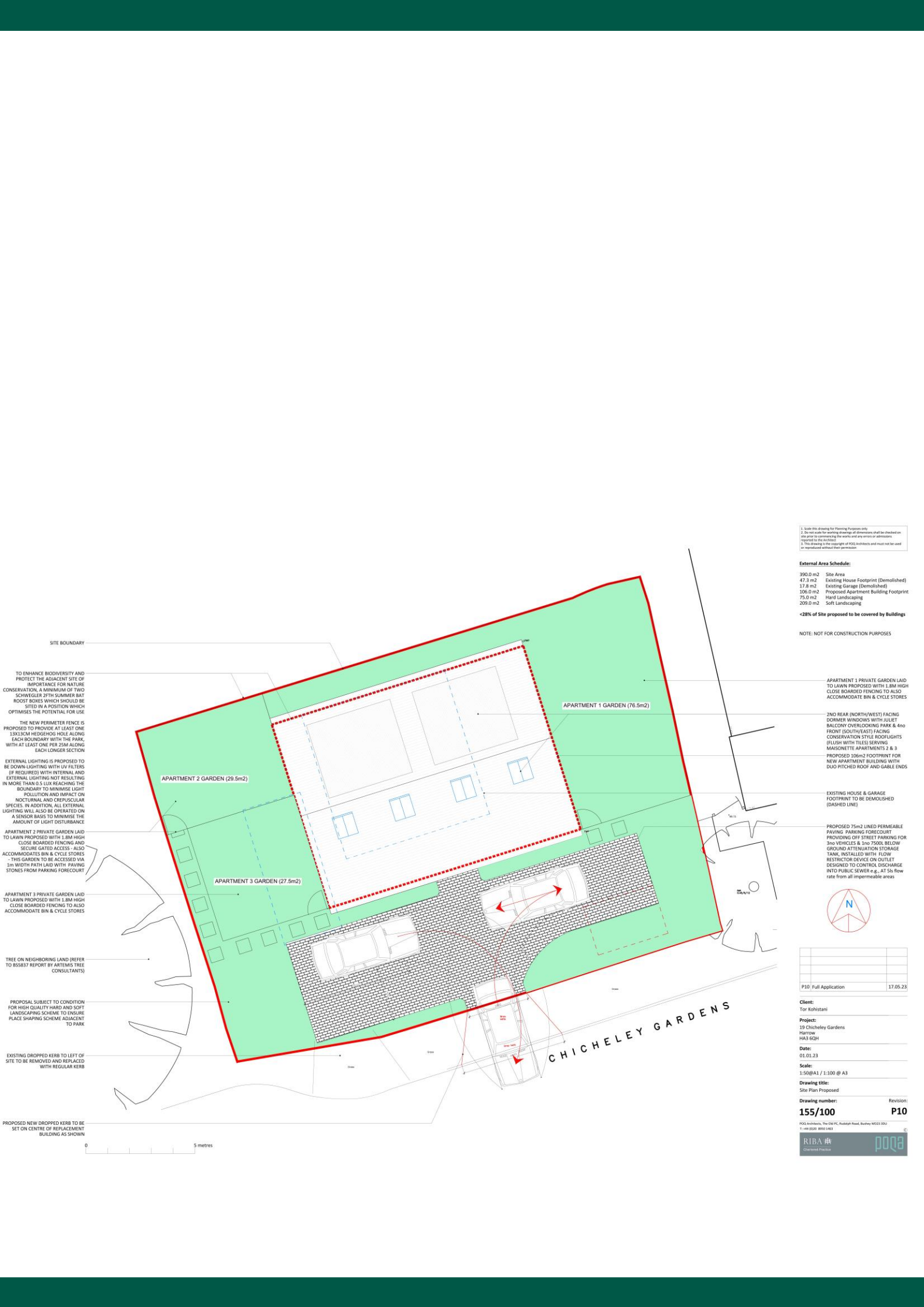
Scale:
1:500/A1 / 1:100 @ A3

Drawing title:
Proposed Ground & First Floor Plans

Drawing number:
155/101

Revision:
P10

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T: +44 (0)1908 8952 0403
RIBA 中 poqa
Chartered Architect



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External Area Schedule:	
390.0 m ²	Site Area
47.3 m ²	Existing House Footprint (Demolished)
17.8 m ²	Existing Garage (Demolished)
106.0 m ²	Proposed Apartment Building Footprint
75.0 m ²	Hard Landscaping
209.0 m ²	Soft Landscaping

<28% of Site proposed to be covered by Buildings

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APARTMENT 1 PRIVATE GARDEN LAID TO LAWN PROPOSED WITH 1.8M HIGH CLOSE BOARDED FENCING TO ALSO ACCOMMODATE BIN & CYCLE STORES

2ND REAR (NORTH/WEST) FACING DOWNER WINDOWS WITH JULIET BALCONY OVERLOOKING PARK & 4th FRONT (SOUTH/EAST) FACING CONSERVATION STYLE ROOFLIGHTS (FLUSH WITH TILES) SERVING MASONETTE APARTMENTS 2 & 3

PROPOSED 356m² FOOTPRINT FOR NEW APARTMENT BUILDING WITH DUP PITCHED ROOF AND GABLE ENDS

EXISTING HOUSE & GARAGE FOOTPRINT TO BE DEMOLISHED (DASHED LINE)

PROPOSED 75m² LINED PERMEABLE PAVING PARKING FORECOURT PROVIDING OFF STREET PARKING FOR 3NO VEHICLES & 1NO 7500L BELOW GROUND ATTENUATION STORAGE TANK, INSTALLED WITH FLOW RESTRICTOR DEVICE ON OUTLET DESIGNED TO CONTROL DISCHARGE INTO PUBLIC SEWER e.g. AT 56l flow rate from all impermeable areas



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Scale: 1:500(A1) / 1:100 @ A3

Drawing title: Site Plan Proposed

Drawing number: 155/100

Revision: P10

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RIBA # pq3a

