

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PN
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

HAMPDEN ROAD, HARROW WEALD, MIDDLESEX, HA3 5PR



PRICE....£649,950....FREEHOLD

A well presented extended three bedroom, two bathroom semi detached family house (1254 sq.ft/116 sq.m) is located off Long Elms within easy reach of both Hatch End and Harrow Weald Town Centres with their array of shops, restaurants, coffee houses, supermarkets and Headstone Lane Overground Train Station and Harrow Wealdstone Bakerloo and Overground Train Station. The school catchment areas of Cedars Manor School, St Teresa's Catholic Primary School and Nursery, Whitefriars School, Pinner Park Primary School and Kingsley High School are also within easy reach. The accommodation comprises of an entrance porch leading to own front door, entrance hall, 36'5ft living/dining room with tiled floor, 12'8ft modern fitted kitchen, 16'2ft conservatory, and a modern fitted shower room/WC. On the first floor there is 16'2ft master bedroom with fitted wardrobes, 10'1ft bedroom two with fitted wardrobes, 9'11ft bedroom three, and modern fitted family shower room/WC. Outside there is an own drive with off street parking for two cars and 62'5ft rear garden with a paved patio leading to lawn and 16ft summer house. The property benefits from being sold with no upper chain.

020 8866 0222











COUNCIL TAX

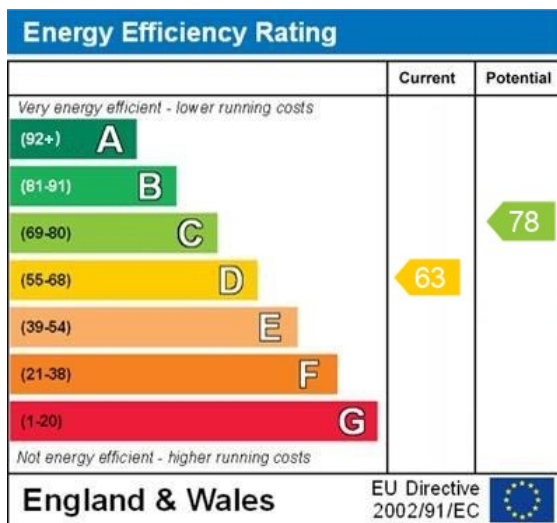
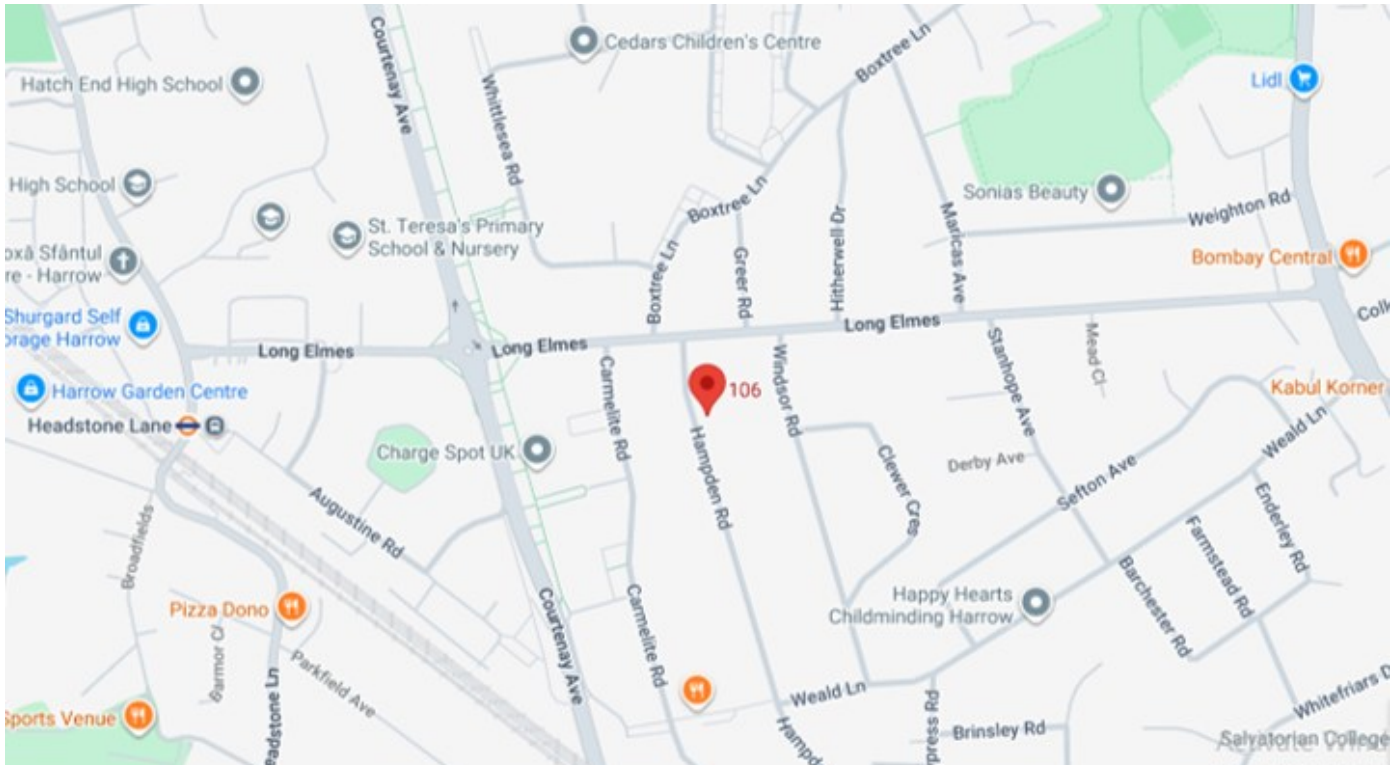
London Borough of Harrow - Band D - £2,511.07

LOCAL SCHOOLS

Cedars Manor School - 0.19 Miles
St Teresa's Catholic Primary School & Nursery - 0.28 Miles
Pinner Park Primary School - 0.6 Miles
Kingsley High School - 0.26 Miles
Whitefriars School - 0.5 Miles

LOCAL TRANSPORT

Headstone Lane Station (Lioness Line/Overground) - 0.4 Miles
Harrow & Wealdstone Station (Lioness/Bakerloo Line/Overground) - 1.0 Miles



WWW.EPC4U.COM

Hampten Road

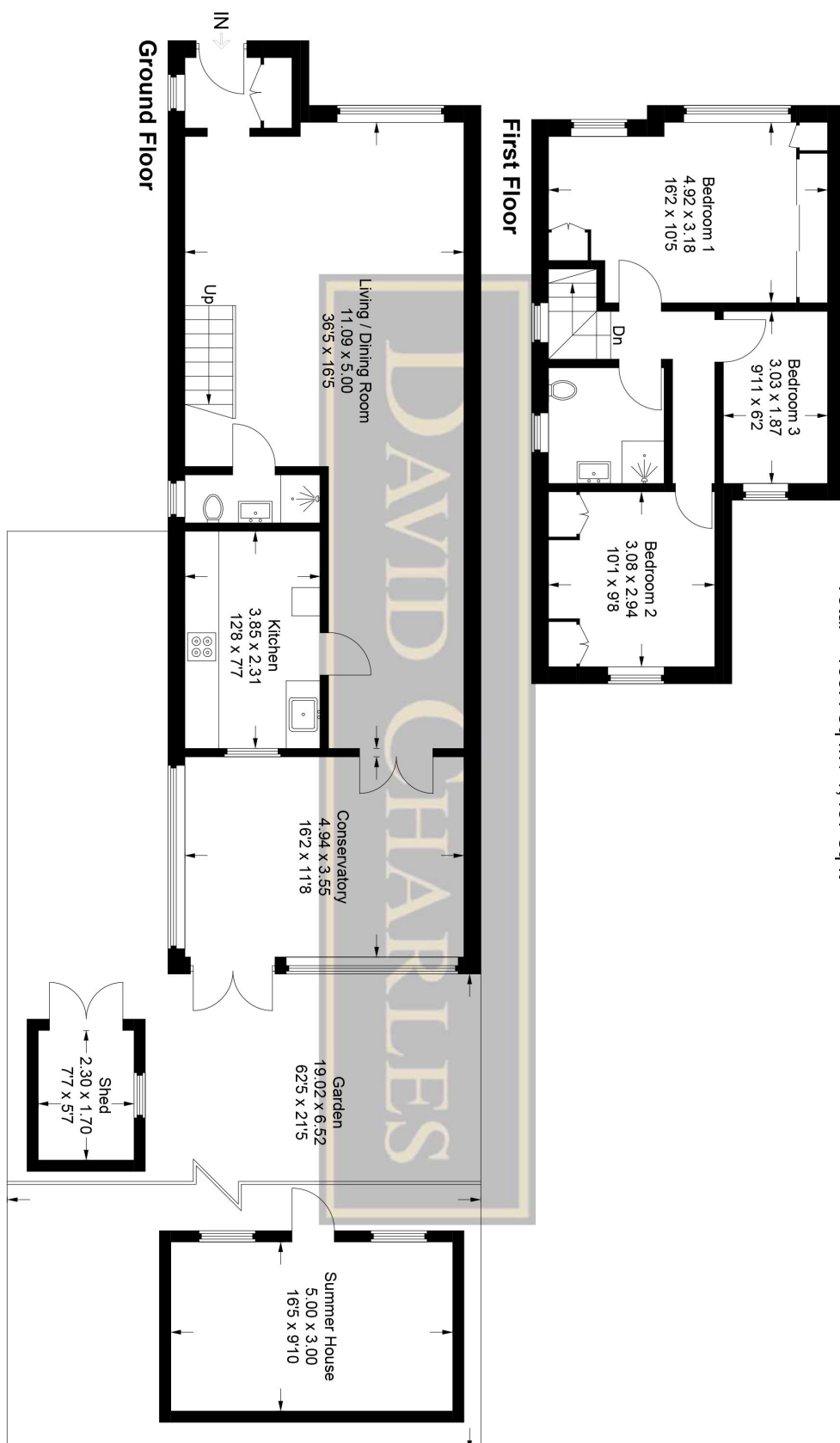
Approximate Gross Internal Area

Ground Floor = 75.8 sq m / 816 sq ft

First Floor = 40.7 sq m / 438 sq ft

Shed & Summer House = 18.9 sq m / 203 sq ft

Total = 135.4 sq m / 1,457 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charles

For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.