



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Claremont Road

Harrow HA3 7AU

- Three bedroom semi detached house
- Two bathroom
- Three reception rooms
- Retained period features

Asking Price Of £625,000

EPC Rating '60'





Property Description

A beautifully presented and larger than average THREE DOUBLE BEDROOM, TWO BATHROOM SEMI DETACHED HOUSE retaining stunning Victorian character throughout located on this quiet no through road. The property is conveniently located for access to local schools, transport links including Harrow and Wealdstone Station (Bakerloo line and fast trains to Euston from 13 minutes) as well as shops, cafe's and supermarkets. Offered to the market in very good condition throughout and with potential for extension (STPP), internal inspection highly advised.

The current owners have done an excellent job renovating the property throughout whilst maintaining the period features and original character. Upon entering the property you will find the high ceilings and large rooms create a sense of a bright and airy space, the original floorboards have been lovingly restored and lead to a south facing bay fronted reception room with the original tiled fireplace, a second reception room currently used for dining with the original cast iron fireplace and access to the garden, a third reception room set up as a 'snug' with an exposed brick fireplace making this the perfect space for winter evenings! The three reception



rooms are all generous in size and are multi-functional, making this the perfect choice for growing families.

The fitted kitchen is shaker style, which is in keeping with the décor of the period features, whilst providing a modern feel. The kitchen itself is very large in size with ample storage space, solid wooden worktops and space for appliances.

On the ground floor is also a white tiled guest bathroom with bath, overhead shower attachment, W.C and basin, all of which has been finished with the Victorian style of this wonderful home in mind.



On the first floor, the high ceilings continue and there is a very spacious master bedroom spanning the entire width of the house, it is south facing so allows in plenty of natural light and the double glazed windows are tastefully fitted with made to measure shutters, the second double bedroom has fitted wardrobes across one wall and has exposed original floorboards that have been stained white to create a calming and light sleeping area, to the rear of the home there is a third very good sized double bedroom with fitted wardrobes. The larger family bathroom is fitted with bath, overhead shower, W.C and basin, again finished with the Victorian Style in mind, and has been finished with tiled flooring.

The rear garden is mostly laid to lawn, with a large patio area off of the back of the house, ideal for weekend BBQ's! There is a summer house at the end of the garden which would make a great home gym/entertaining space.



Local Schools

Sacred Heart Language College - Outstanding
 St Josephs Catholic School - Outstanding
 Kingsley School - Outstanding
 Priestmead School - Outstanding
 Salvatorian Roman Catholic College - Good
 Belmont School - Good
 Weald Rise - Good
 Marlborough School - Good
 Helix Education Centre - Good
 Hujjat Primary School - Good
 Cedars Manor - Good
 Elmgrove Primary School - Good
 Alpha Prep - Independent

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



Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Lioness



line including fast trains that reach Euston in as little as 13 minutes, making this an excellent choice for commuters.
 Headstone Lane Station - Lioness Line to Watford Junction/Euston
 Harrow on the Hill Station - Metropolitan line and overground to Marylebone

Bus Routes

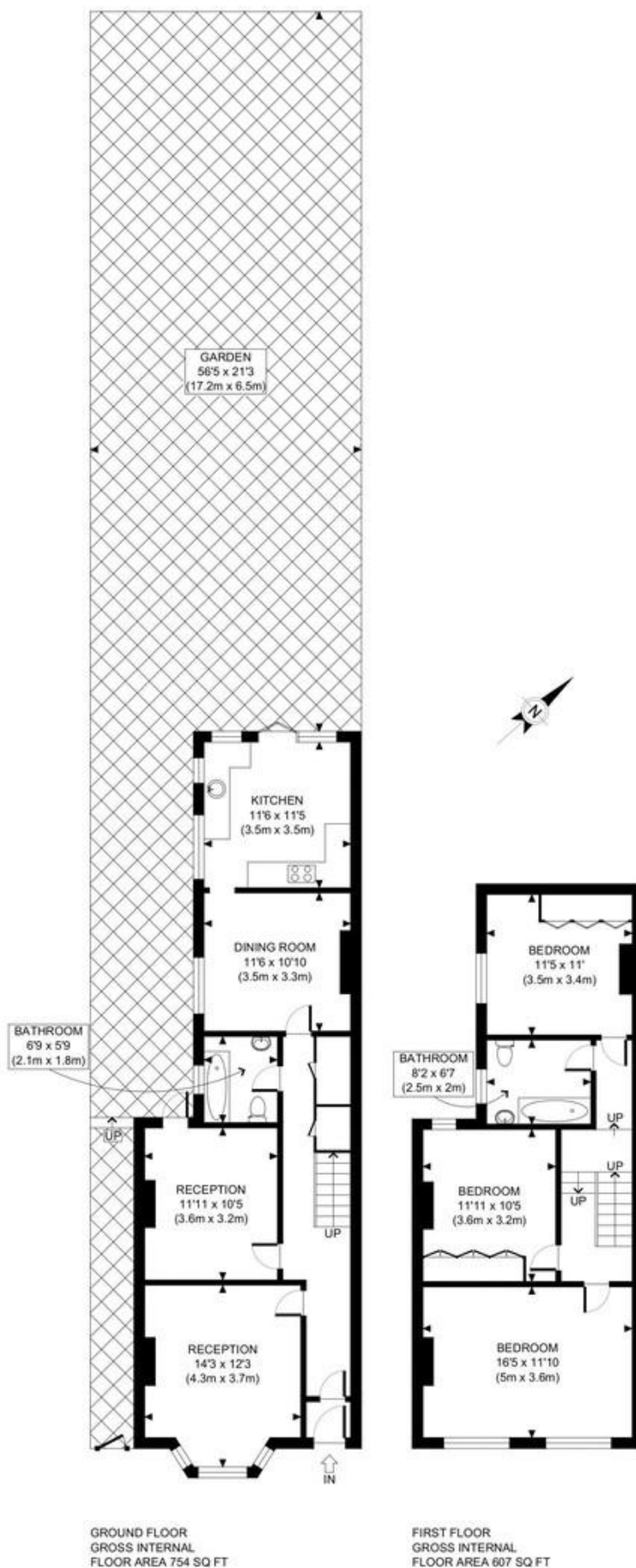
140 - Hayes to Harrow Weald
 182 - Harrow to Brent Cross
 258 - Watford Junction to South Harrow
 340 - Edgware to Harrow
 N18 - Harrow Weald to Trafalgar Square (Night service)
 N140 - Heathrow to Harrow Weald (Night service)

Local Area

There is no end of ways to fill the evening and weekends with the location of this home, being only 0.7m from Harrow and Wealdstone Station residents can jump on a train and be in London in less than 15 minutes! Byron Park and Boxtree Park are also both within close proximity of the property for weekend walks. Harrow, Hatch End and Stanmore offer you plenty of choice of restaurants and bars.



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.



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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		