



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Carmelite Road

Harrow HA3 5NE

- Three bedroom
- End Terrace
- Off street parking
- Large kitchen

Asking Price Of £495,000

EPC Rating '70'





Property Description

A THREE BEDROOM END OF TERRACE HOUSE WITH OFF STREET PARKING. This home is located on a residential road in Harrow Weald and is close to schools with Ofsted ratings of 'Good' and 'Outstanding', is within easy reach of the local High Road where there are amenities including Harrow Weald Bus Garage, Waitrose, Lidl and Iceland. Harrow and Wealdstone Station (Bakerloo Line and Overground including fast trains to Euston) is 0.9 miles from the property. Offered to the market in very good order throughout and is CHAIN FREE.

The property comprises; a good sized reception room, a large fitted kitchen with appliances including a double oven, gas hob, space for an American Fridge/Freezer, a separate utility cupboard with space for a washing machine and dryer.

Upstairs there are three bedrooms, two double rooms both with fitted wardrobes, a single bedroom and a family bathroom with bath, overhead shower, W.C and basin.

The garden is West facing and is mostly laid to lawn, residents will benefit from a side access to the garden.





Local Schools

Whitefriars School - all age groups - Ofsted 'Good'
 Salvatorian Roman Catholic College - Secondary - Ofsted 'Good'
 Cedars Manor - Primary - Ofsted 'Good'
 Sacred Heart Language College - Secondary - Ofsted 'Good'
 Kinglsey High School - Secondary - Ofsted 'Outstanding'
 Marlborough Primary School - - Ofsted 'Good'
 St Theresa's School - Primary - Ofsted 'Good'
 Hatch End High School - - Ofsted 'Good'
 Pinner Park Primary School - - Ofsted 'Good'
 Hujjat Primary School - - Ofsted 'Good'
 Weald Rise - Primary School - Ofsted 'Good'
 Belmont School - primary - Ofsted 'Good'

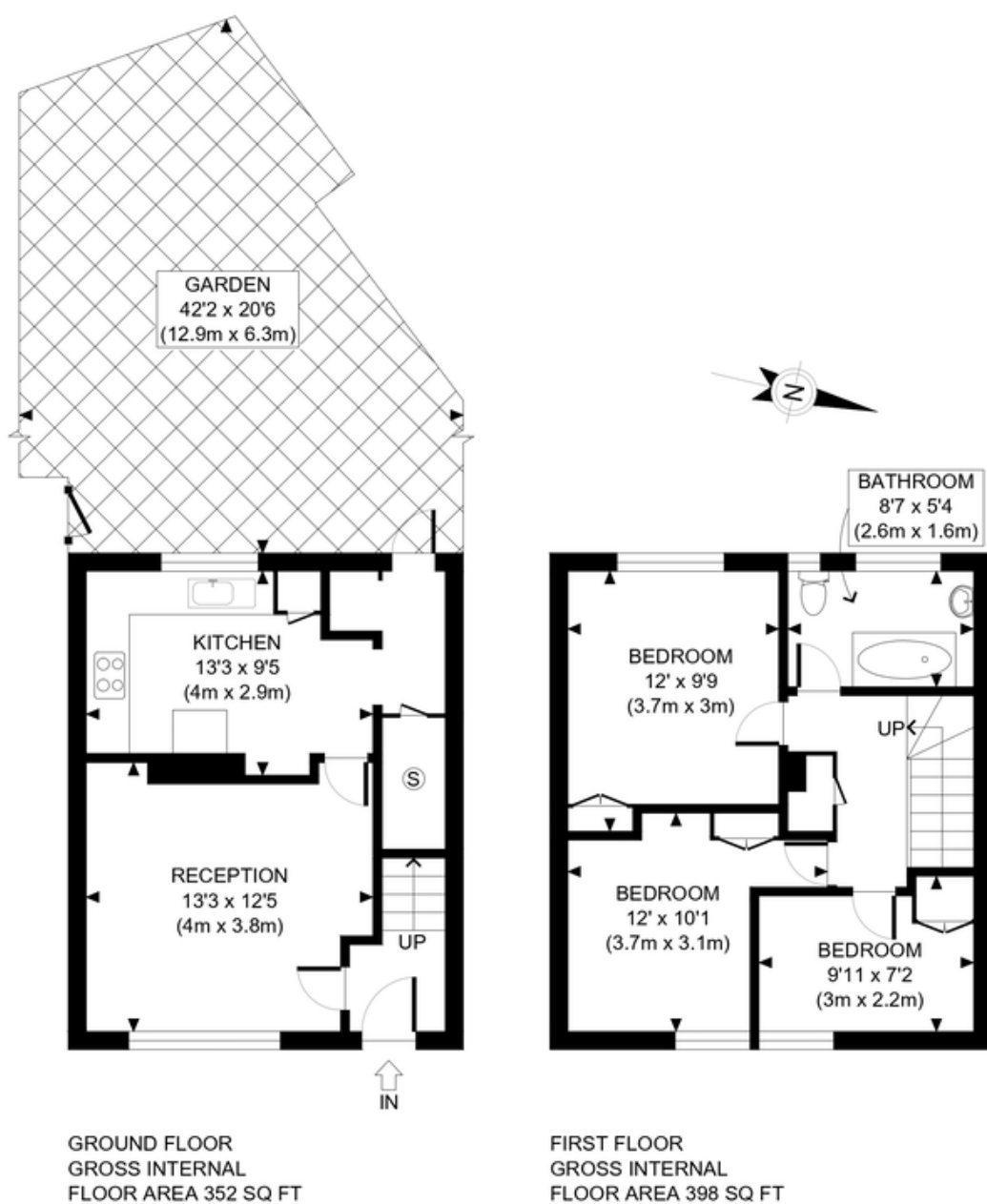
Please note Ofsted ratings are subject to change

Local Transport

Harrow and Wealdstone Station - Bakerloo Line and
 Overground including fast trains to Euston - 1 mile
 Headstone Lane Station - Overground
 Harrow on the Hill Station - Metropolitan line and National
 Rail
 Stanmore Station - Jubilee Line
 Edgware Station - Northern Line
 H12 Bus Route to Stanmore/South Harrow
 H19 Bus Route to Central Harrow
 Harrow Weald Bus Garage



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 | | 87 B |
| 69-80 | C | 70 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |