



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

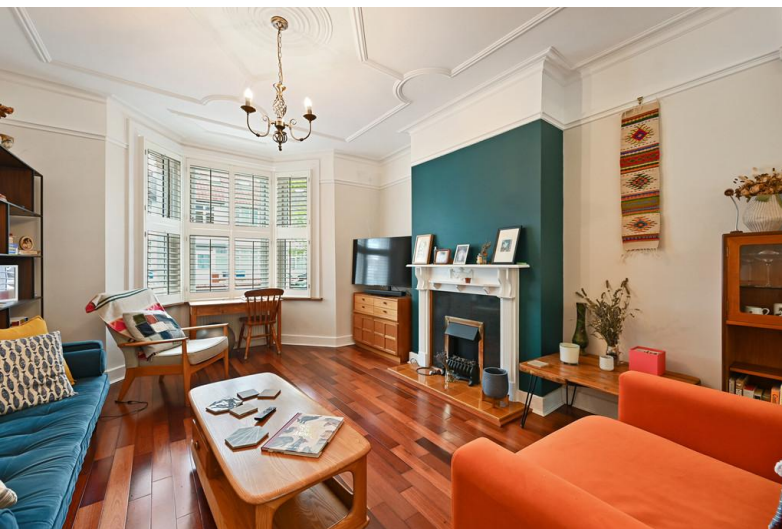
**Lorne Road**

Harrow HA3 7NJ

- Extended Three bedroom with downstairs W.C
- Modern, high specification finishing throughout
- Character property with High Ceilings

**Asking Price Of £575,000**

EPC Rating 'C'





## Property Description

An immaculately presented and extended THREE BEDROOM mid terraced house laid out across 1182 sqft with a GUEST W.C located on this quiet residential road within easy reach to Harrow and Wealdstone Station (Bakerloo line and Lioness line including fast trains to Euston) as well as being well placed for access to nurseries and schools with Ofsted ratings of Good and Outstanding, supermarkets and other amenities.



This wonderful home has been lovingly restored by the current vendors, they have modernised the property throughout whilst retaining the original character and features. Entering via the porch you are welcomed into a tiled entrance hall leading into the bay fronted through lounge featuring an electric fireplace and access to the W.C, there is a walk through pantry that leads into the kitchen extension with wall to wall sash windows and two sky lights allowing plenty of light into the room, a fitted shaker style kitchen with quartz worktops and integral appliances including a dishwasher, 5 ring gas hob, oven and fridge/freezer, there is a utility cupboard housing the washing machine.



Upstairs there is a large landing with a bay fronted master bedroom with the original floorboards, a second double bedroom overlooking the garden, a third good sized single room and a modern tiled family bathroom with bath and overhead shower.

The rear garden is West facing so perfect for evening entertaining and is laid to lawn.

## Local Schools

### Secondary Schools:

The Sacred Heart Language College  
 Hatch End High School  
 Salvatorian Roman Catholic College  
 Whitefriars School  
 Bentley Wood High School  
 Kingsley High School  
 Harrow High School  
 The Jubilee Academy

### Primary Schools:

Weald Rise Primary School  
 Marlborough Primary School  
 St Josephs Catholic Primary School  
 St Jerome Church of England Bilingual School  
 Elmgrove Primary School and Nursery  
 Norbury School  
 Hujjat Primary School  
 Priestmead Primary School and Nursery  
 Harmony Primary School  
 Cedars Manor School  
 St Anselms Catholic Primary School  
 St Teresa's Catholic Primary School and Nursery  
 Stanburn Primary School  
 Pinner Park Primary School  
 St Johns Church of England School  
 Belmont School  
 Whitefriars School

### Independent Schools:

Alpha Preparatory School  
 Heartwood House





## Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Lioness line to Euston including fast trains from 13 minutes.

Harrow on the Hill Station - Metropolitan Line and National Rail services between Aylesbury and Marylebone

Headstone Lane Station - Overground Line

186 - Northwick Park to Brent Cross

140 - Hayes to Harrow Weald

258 - Watford to South Harrow

340 - Edgware to Harrow

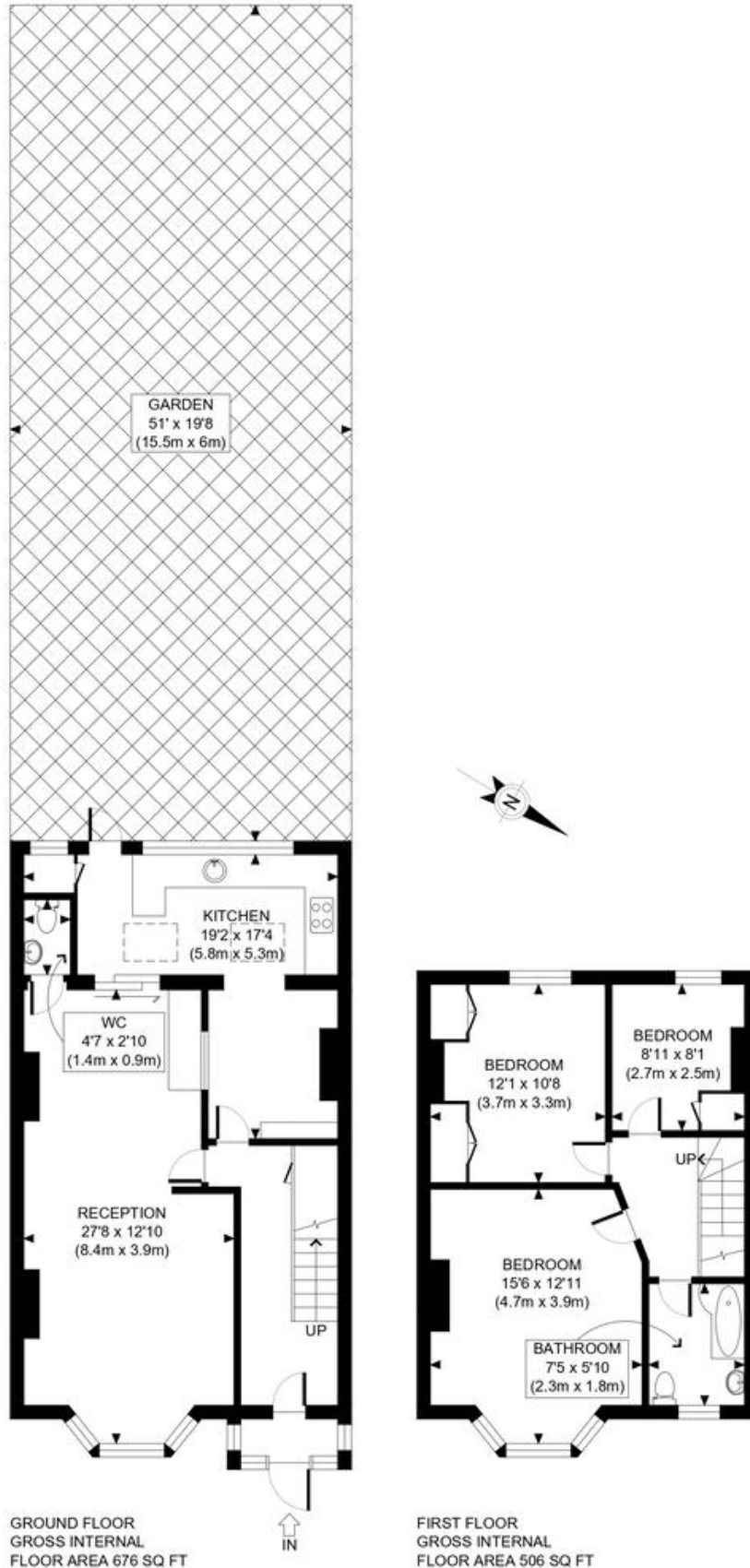


## Local Area

There is no end of ways to fill the evening and weekends with the location of this home, being only 0.5m 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.



APPROX. GROSS INTERNAL FLOOR AREA: 1182 SQ FT/ 110 SQM

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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		