



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Park Crescent

Harrow HA3 6EW

- Four bedroom semi detached house
- Off street parking
- Large west facing garden
- Storage room to the side

**Asking Price Of £600,000**

EPC Rating '51'





## Property Description

A FOUR BEDROOM SEMI DETACHED HOUSE with OFF STREET PARKING located on this popular crescent in Harrow Weald. The property is ideally located for access to Harrow and Wealdstone Station, local schools, bus routes and supermarkets. This property offers potential for extension and is available with vacant possession.

The property comprises; An east facing reception room, a second reception room with sliding doors to the garden, a separate white gloss fitted kitchen with stone worktops and integral appliances including an electric hob, oven, dishwasher and washing machine.

On the first floor there is a large master bedroom, a second double room overlooking the garden, a single bedroom and family bathroom with bath, W.C and basin. There is access to the loft room off of the landing.

The rear garden is approximately 60ft in length and is laid to lawn with access to a brick built storage unit to the side of the house.

## Local Schools



Kingsley High School - Outstanding  
 Bentley Wood - Outstanding  
 Salvartorian College - Good  
 Sacred Heart Language College - Good  
 Cedars Manor - Good  
 Hujjat School - Good  
 Weald Rise Primary School - Good  
 St Theresa's Primary School - Good  
 Belmont School - Good  
 Pinner Park School - Good  
 Alpha Prep - Independent  
 St Josephs Catholic School - Good

*Ofsted ratings are subject to changes and purchasers should carry out their own due diligence*



## Local Transport

Headstone Lane Station - Overground  
 Harrow and Wealdstone Station - Bakerloo and Overground  
 (including fast trains to Euston from 13 minutes)  
 Stanmore Station - Jubilee Line  
 Harrow on the Hill Station - Metropolitan Line and National  
 Rail services between Aylesbury and Marylebone

182 - Harrow Weald to Brent Cross  
 258 - South Harrow to Watford  
 340 - Harrow Bus station to Edgware  
 H12 - South Harrow to Stanmore  
 H18 - Harrow Bus Station



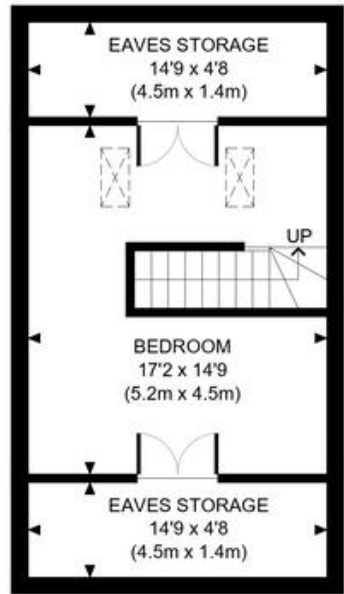
## Local Area

The property is located for convenience, there are two supermarkets located on the High Road, just moments from the home as well as various other convenience stores, bakeries, restaurants and cafes. There is easy access to Boxtree Park where you will find recently refurbished tennis courts available to keep the family entertained over the weekends!

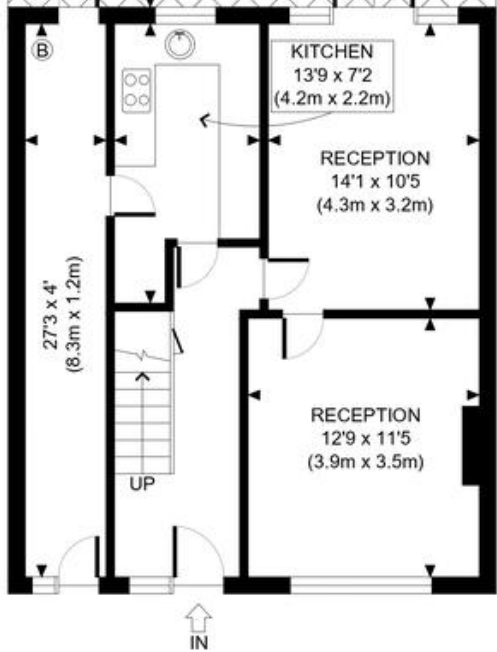
Hatch End and Stanmore are less than 2 miles from the property with more choice of supermarkets, shops and restaurants.



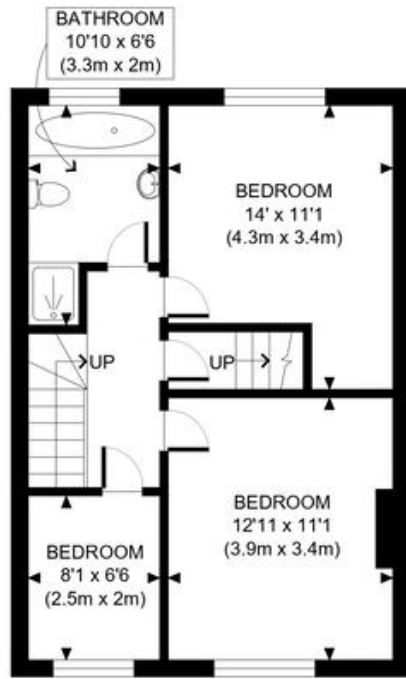




**SECOND FLOOR**  
GROSS INTERNAL  
FLOOR AREA WITH EAVES STORAGE 403 SQ FT  
FLOOR AREA WITHOUT EAVES STORAGE 253 SQ FT



**GROUND FLOOR**  
GROSS INTERNAL  
FLOOR AREA 611 SQ FT



**FIRST FLOOR**  
GROSS INTERNAL  
FLOOR AREA 492 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH EAVES STORAGE: 1506 SQ FT/ 140 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT EAVES STORAGE: 1356 SQ FT/ 126 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+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		77 C
55-68	<b>D</b>	61 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		