



HINTON
residential

SALES, LETTINGS & MANAGEMENT

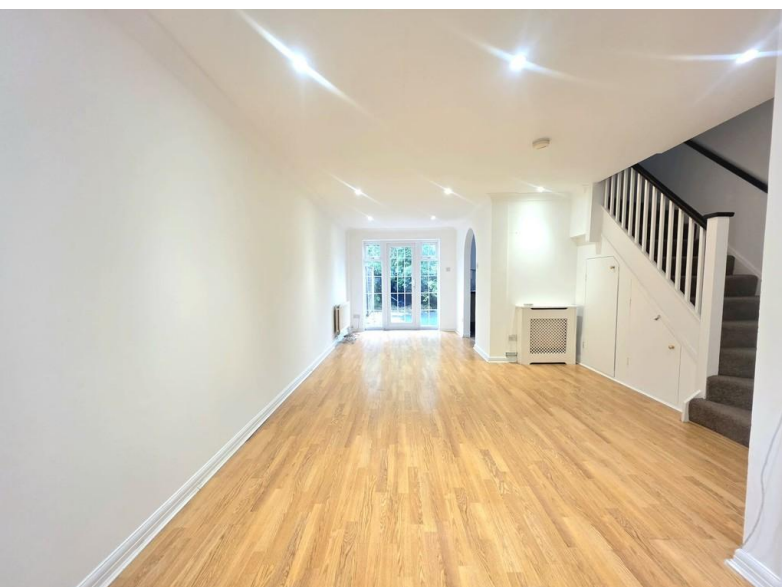
Carrington Square

Harrow HA3 6TF

- Three bedroom
- Garage
- Residential cul-de-sac
- Downstairs guest W.C

Offers In Excess Of £475,000

EPC Rating '65'



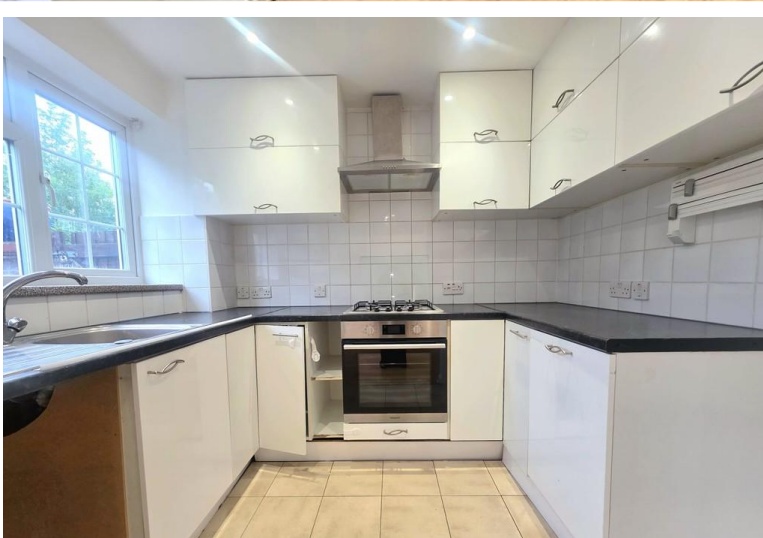


Property Description

A well presented THREE BEDROOM end of terrace house with GARAGE and GUEST W.C located within this popular residential cu-de-sac off of Uxbridge Road. This home is ideally located for access to local schools including Avanti House, Hujjat Primary School and Bentley Wood amongst many others. NO UPPER CHAIN.

The property comprises; a good sized through lounge with access to the south facing garden, a separate fitted kitchen with a gas hob and oven and a downstairs W.C with basin for guests. Upstairs there are two double bedrooms, a single bedroom and family bathroom with bath and overhead shower.

The rear garden has a patio area just off of the double doors from the reception room, access from the side and is laid to lawn. The property is sold with a garage which could fit a small car or ideal for storage.





Local Schools

Kingsley High School
 Cedars Manor School
 St Teresa's Catholic Primary School and Nursery
 Hujjat Primary School
 Shaftesbury High School
 Hatch End High School
 The Helix Education Centre
 Salvatorian Roman Catholic College
 Whitefriars School
 Weald Rise Primary School
 Sacred Heart Language College
 Bentley Wood High School
 Pinner Park Primary School
 Avanti House Primary School
 Hartsbourne Primary School
 Marlborough Primary School
 Belmont School
 Nower Hill High
 Bushey Heath Primary School
 Grimsdyke School
 Merry Hill Infant and Nursery
 Norbury School

Local Transport

Headstone Lane Stations - Overground
 Harrow and Wealdstone Station - Bakerloo Line and
 Overground (including fast trains to Euston)
 Stanmore Station - Jubilee line

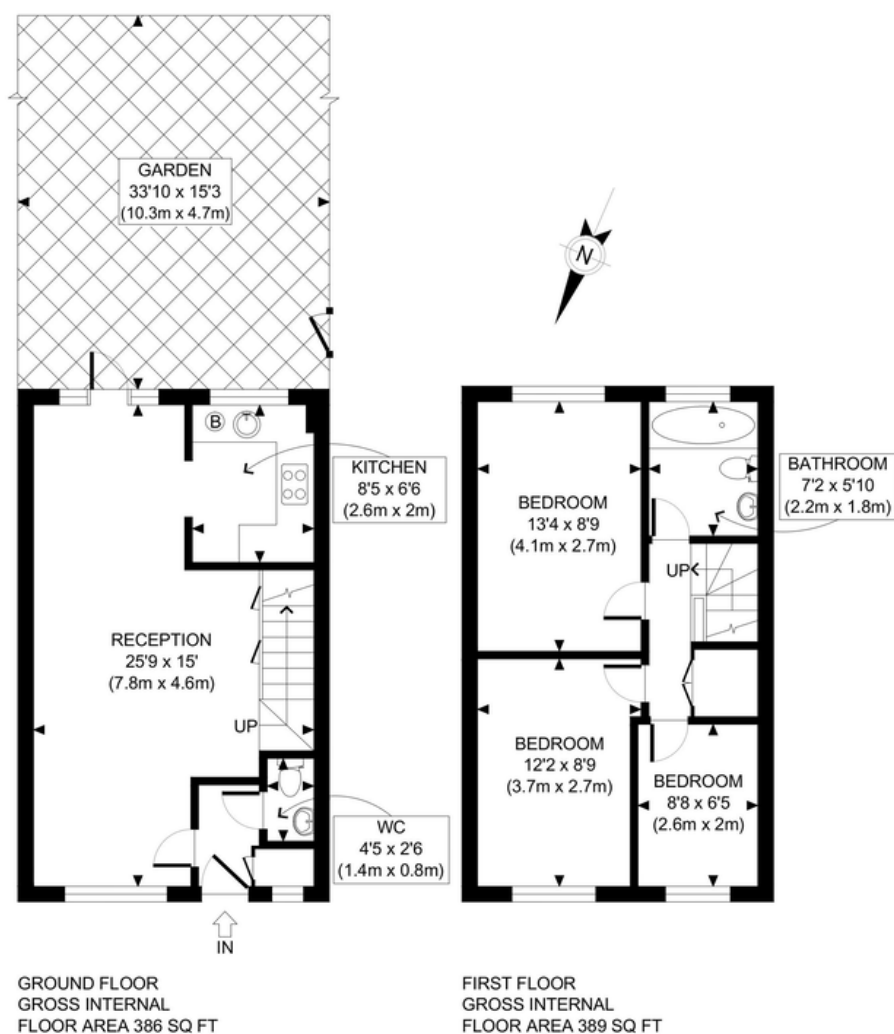
182 - Harrow Weald to Brent Cross
 258 - South Harrow to Watford
 340 - Harrow Bus station to Edgware
 H12 - South Harrow to Stanmore
 H18 - Harrow Bus Station



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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



APPROX. GROSS INTERNAL FLOOR AREA: 775 SQ FT/ 72 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.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements