



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Whitegate Gardens

Harrow HA3 6BP

- Three bedroom semi detached house
- Summer house
- Very high specification throughout
- Guest W.C on ground floor

Offers in excess of £825,000

EPC Rating '74'





Property Description

A truly stunning and unique THREE DOUBLE BEDROOM semi detached house with OFF STREET PARKING and a SUMMER HOUSE. The property boasts bespoke features throughout and is perfectly situated for family living being only moments away from supermarkets, parks transport links and schools. The current owners have completed their renovation to a very high specification throughout.

Upon entering the property you are welcomed into a widened hallway with a built in coat closet leading through into the through lounge with Italian tiled flooring and underfloor heating, the bespoke fitted kitchen is sleek with a handle less finish, quartz worktops and integral appliances including a dishwasher, wine fridge, fridge, freezer, quooker tap and a range style oven with gas hob. The owners have left the brickwork and steels exposed creating a 'New York loft' way of living with three skylights allowing in plenty of light.

There is a guest W.C off of the hallway for guests with a utility unit.

The staircase leading up to the first floor has been uniquely configured using steel and solid oak. The original box room has been opened up into the master bedroom giving residents ample space for a dressing area, if required the wall could be reinstated and returned to the fourth bedroom. The second bedroom on this level is a very good sized double with ample





space for storage and is overlooking the garden. There is a modern family bathroom on this level with a freestanding bathtub, freestanding taps, his and hers basins and a walk in waterfall shower.

The loft room is laid out as a double bedroom with impressive views across London and there is an en-suite shower room.

Access to the south facing garden is from the bi-folding doors, these lead you out to a raised patio area, perfect for weekend entertaining. From this patio you step down to the low maintenance garden with access into the outbuilding which would be perfect for use as a home gym, home office or entertaining room.

Local Schools



Kingsley High School - Outstanding
 Bentley Wood - Outstanding
 Nower Hill High School - Outstanding
 Grimsdyke School - Outstanding
 Stanburn Primary School - Good
 Avanti House Primary School - Good
 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
 Marlborough Primary School - Good
 Hartsbourne Primary School - Good
 St Josephs Catholic School - Good
 Norbury School - Good
 Alpha Prep - Independent
 Immanuel College – Independent

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

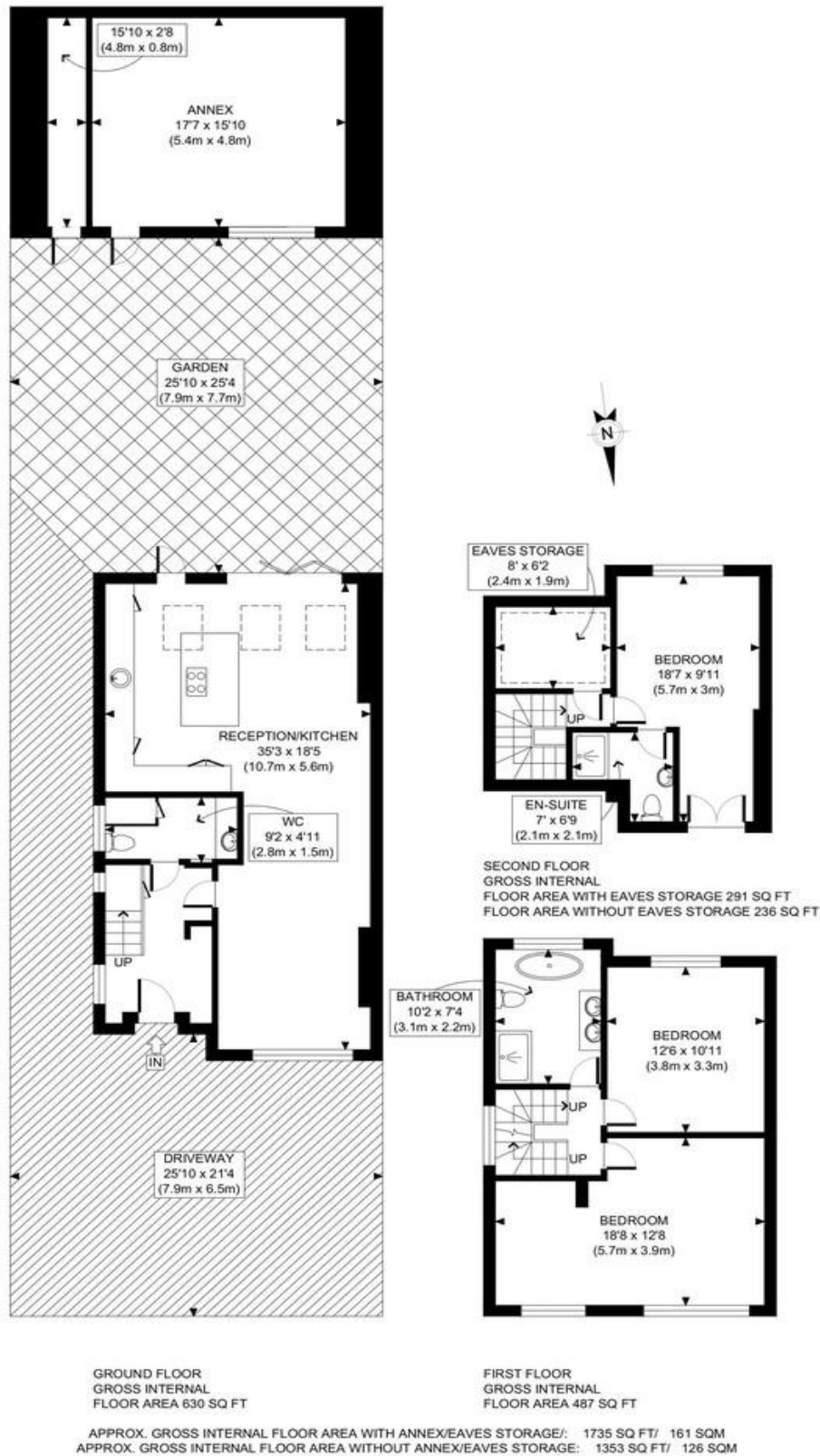


Local Area

Whitegate Gardens is a popular residential road located just off of Elms Road, residents benefit from easy access to local bus routes from Uxbridge Road and the High Road. This home is only a short walk from Boxtree Park where there are newly refurbished tennis courts, a café and space for the kids to play so perfect for warm weekends. There are two supermarkets located on the adjacent High Road, along with convenience shops, cafe's and a bakery.

Hatch End and Stanmore are less than 2 miles from the property with bus routes from Uxbridge Road, both areas offer plenty of variety of restaurants and bars.





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		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.