



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Belsize Road

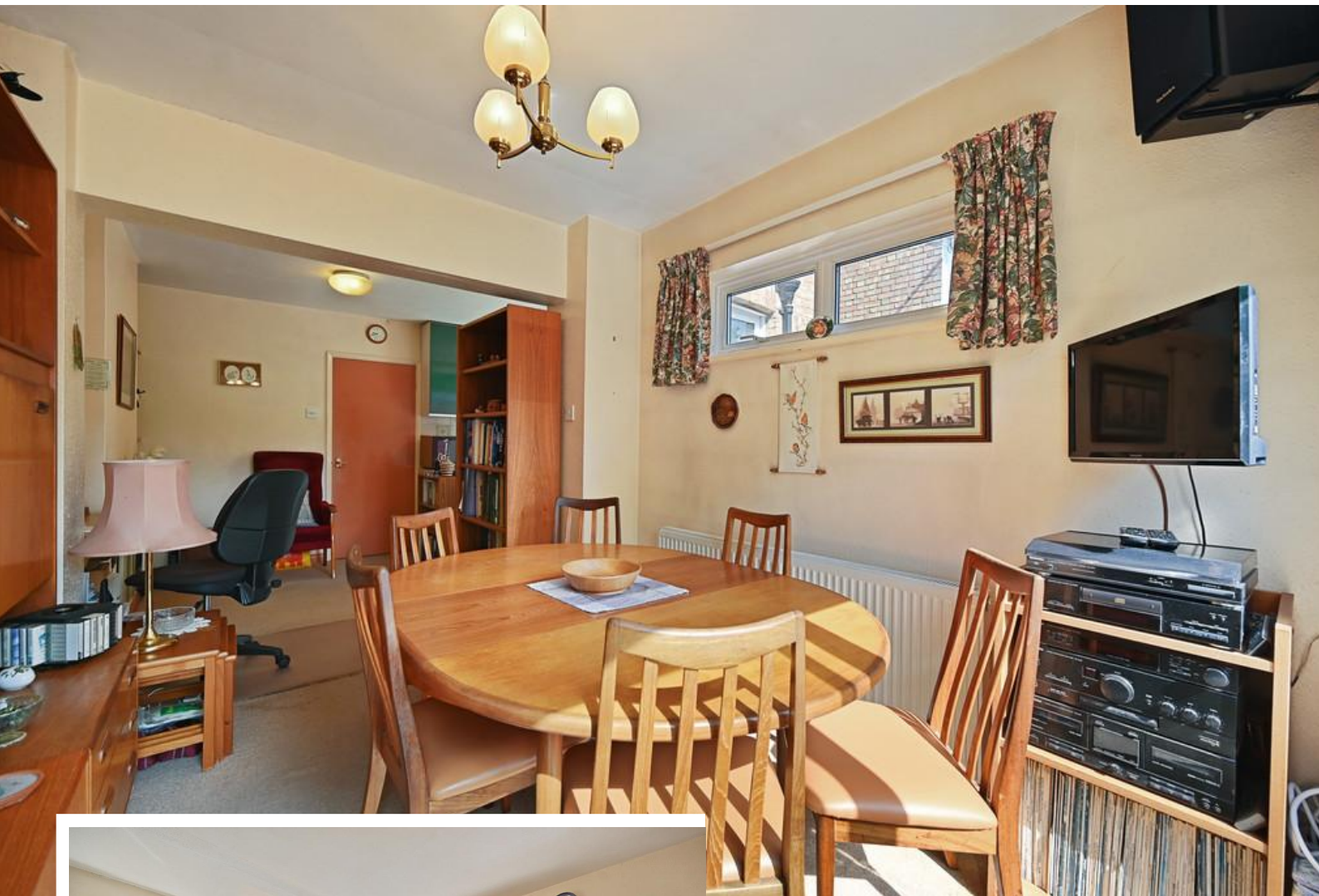
Harrow HA3 6JL

- Extended three bedroom semi detached house
- Large rear garden
- Off street parking
- Garage

Asking Price Of £525,000

EPC Rating 'TBC'





Property Description

An EXTENDED THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING located on this popular residential road off of the Uxbridge Road. This family home is conveniently placed for access to local bus routes, schools and supermarkets. The rear garden is lovingly maintained and benefits from access to the garage.

The property comprises; a good sized reception room featuring a lovely fireplace, a second reception room open to the fitted kitchen with space for appliances, leading to the rear extension, currently used as dining space with sliding doors out to the east facing garden.

On the first floor there are two double bedrooms, both with fitted wardrobes, a third single bedroom and a family bathroom with bath and overhead shower.

The well stocked rear garden is over 100 ft in length and is mostly laid to lawn.





Local Schools

Kingsley High School - Ofsted 'Outstanding'
 Bentley Wood - Ofsted 'Outstanding'
 Sacred Heart Language College - Ofsted 'Outstanding'
 Cedars Manor School - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 St Teresa's Primary School - Ofsted 'Good'
 Helix Education Centre - Ofsted 'Good'
 Hatch End High School - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Weald Rise School - Ofsted 'Good'

****Please note ofsted ratings are subject to change and purchases should complete their own due diligence****

Local Transport

Headstone Lane Station - 0.5miles - Overground
 Hatch End Station - 0.9miles - Overground
 Harrow and Wealdstone Station - 1.2miles - Overground (fast trains to Euston from 13 minutes) and Bakerloo line

182 Bus Routes to Brent Cross and Bannister Playing fields
 H12 Bus Routes to Stanmore and South Harrow
 H14 Bus Routes to Hatch End and Northwick Park Hospital
 H18 + H19 Bus routes to Harrow

Local Area

Boxtree Lane is a popular residential road located just off of Uxbridge Road, residents benefit from easy access to local bus routes from Uxbridge 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.



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.

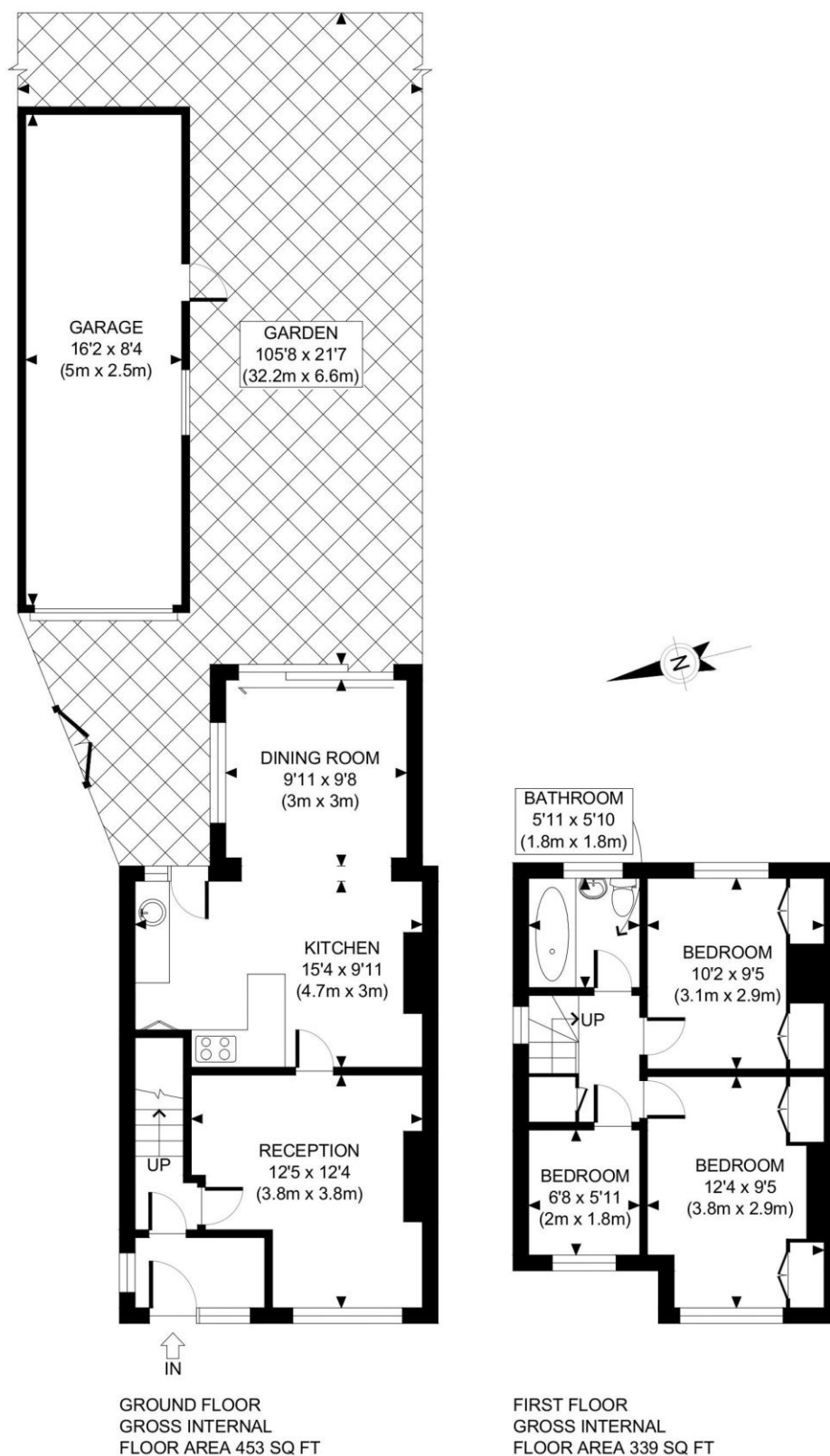
2: These particulars do not constitute part or all of an offer or contract.

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.

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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