



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Weighton Road

Harrow HA3 6HY

- Five bedroom semi-detached house
- Extended to the side and loft with potential for further extension (STPP)
- Large kitchen
- Two reception rooms

Asking Price Of **£675,000**

EPC Rating 'TBC'





## Property Description

An extended FIVE BEDROOM SEMI DETACHED HOUSE with off street parking and good-sized rear garden located on this popular residential road within easy reach of the High Road. This home is ideal for growing families as it is conveniently located for supermarkets, schools, parks and transport. Offered to the market in need of some modernisation, this property offers plenty of potential for further extensions (STPP).

This wonderful family home comprises; a south facing bay fronted reception room with electric fireplace, a second reception room ideal for dining with access to the rear garden, the kitchen has been extended allowing space to dine without sacrificing cupboard space, there is a good sized single bedroom which is located in the extension to the side of the property.

On the first floor there is a spacious master bedroom with fitted wardrobes overlooking Boxtree Park, a second double bedroom with south facing bay windows, a third single room, a family bathroom with bath and overhead shower attachment and a separate W.C. The fifth bedroom is located in the loft





conversion and also has views over the park.

The rear garden is backing onto the park and is laid to lawn with a good sized patio area perfect for entertaining and those summer evenings.

## Local Area

The property is located for convenience, there are two supermarkets located at the top of the road and various other convenience stores, bakeries, restaurants and cafes on the High Road. Access to the park is on Weighton Road and there are 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.

## 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

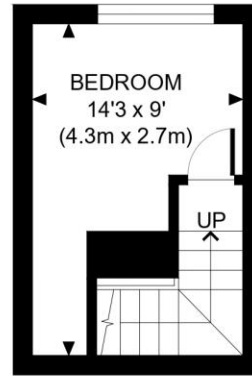
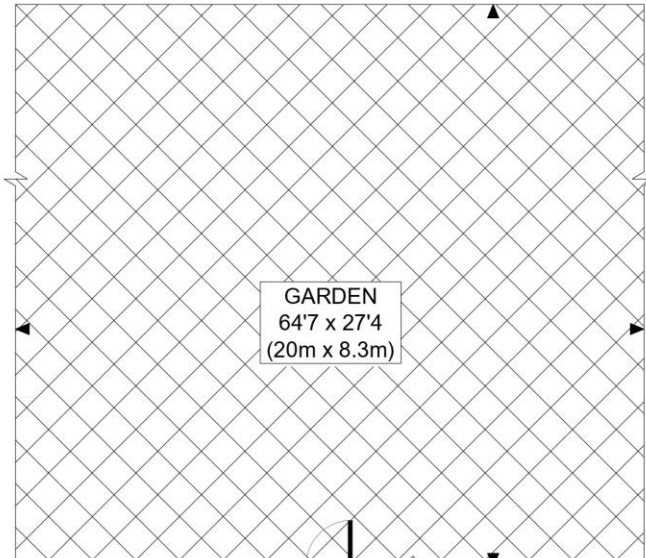
## Local Transport

- Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile
- Headstone Lane Station - Overground
- Harrow on the Hill Station - Metropolitan line and National Rail
- Stanmore Station - Jubilee Line
- Edgware Station - Northern Line

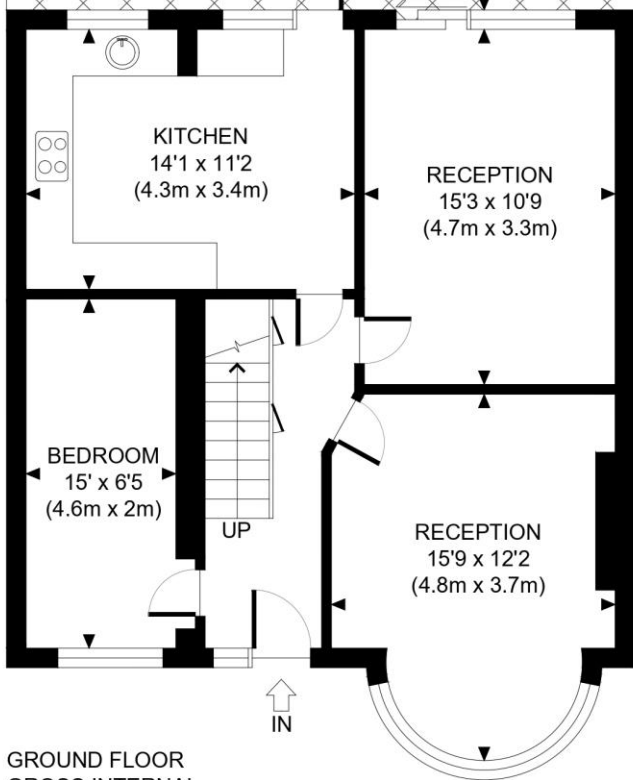
- H19 Bus Route to Harrow
- 140 (N140) Bus Route to Hayes
- 182 Bus Route to Brent Cross
- 258 Bus Route to Watford/South Harrow
- 340 Bus Route to Edgware/Harrow
- H12 Bus Route to Stanmore/South Harrow
- N18 Bus Route to Trafalgar Square



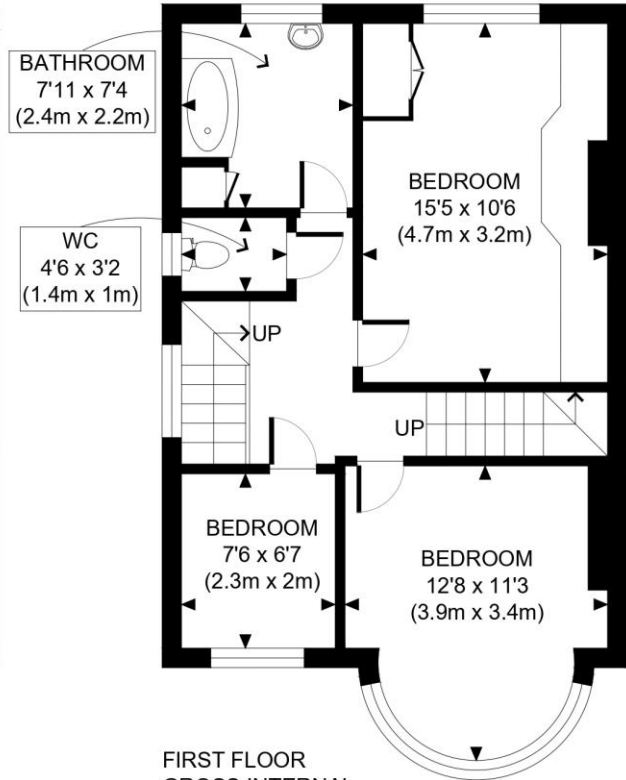




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 128 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 704 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 523 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1355 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.

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