



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Chicheley Road

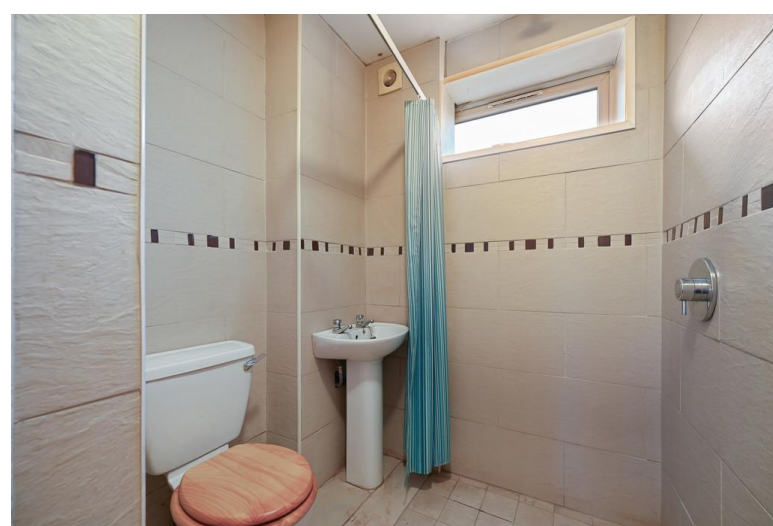
Harrow HA3 6QW

- Two double bedroom
- Two bathroom
- Wet room
- Off street parking

Asking Price Of £400,000

EPC Rating 'D'





Property Description

A spacious TWO DOUBLE BEDROOM, TWO BATHROOM terraced 'ex local authority' house with DRIVEWAY FOR ONE CAR located on this residential road close to local transport, schools, shopping facilities and amenities. The property is offered to the market in need of some modernisation through out and is CHAIN FREE.

The property comprises; a porch leading into the entrance hallway, a good sized reception room, a large gloss fitted kitchen with integral appliances including a dishwasher, oven, electric hob and washing machine, there is a ground floor wet room with basin and W.C. On the first floor there is a larger than average master bedroom with fitted storage, a second good sized double bedroom with storage, a family bathroom with bath and overhead shower, a separate W.C and an airing cupboard.

The rear garden is in excess of 70ft in length, laid to lawn and well stocked, allowing residents plenty of potential for extension (STPP)



Local Area

This property is located just 0.6m from the High Road in Harrow Weald where residents will find useful amenities such as Waitrose, Lidl, Iceland, local convenience stores, Harrow Weald Bus Garage and Restaurants, and even less to the local parks. If you head West from Harrow Weald for 1 mile you will reach the popular Hatch End when you are spoiled for choice with restaurants bars and other shopping facilities including Morrisons. Just 2 miles in the other direction you will arrive in Stanmore where you have more shops, Supermarkets and restaurants at your disposal.



Local Schools

Kingsley High School - Ofsted 'Outstanding'
 Bentley Wood School - Ofsted 'Outstanding'
 Grimsdyke School – Ofsted 'Outstanding'
 Avanti School – Ofsted 'Good'
 Cedars Manor primary - Ofsted ' Good'
 St Theresa's Catholic Primary School - Ofsted 'Good'
 Hatch End High School - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Sacred Heart Language College - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Pinner Park Primary School - Ofsted 'Good'
 Weald Rise Primary School - Ofsted 'Good'
 Belmont School - Ofsted 'Good'

Ofsted ratings are subject to change



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





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.

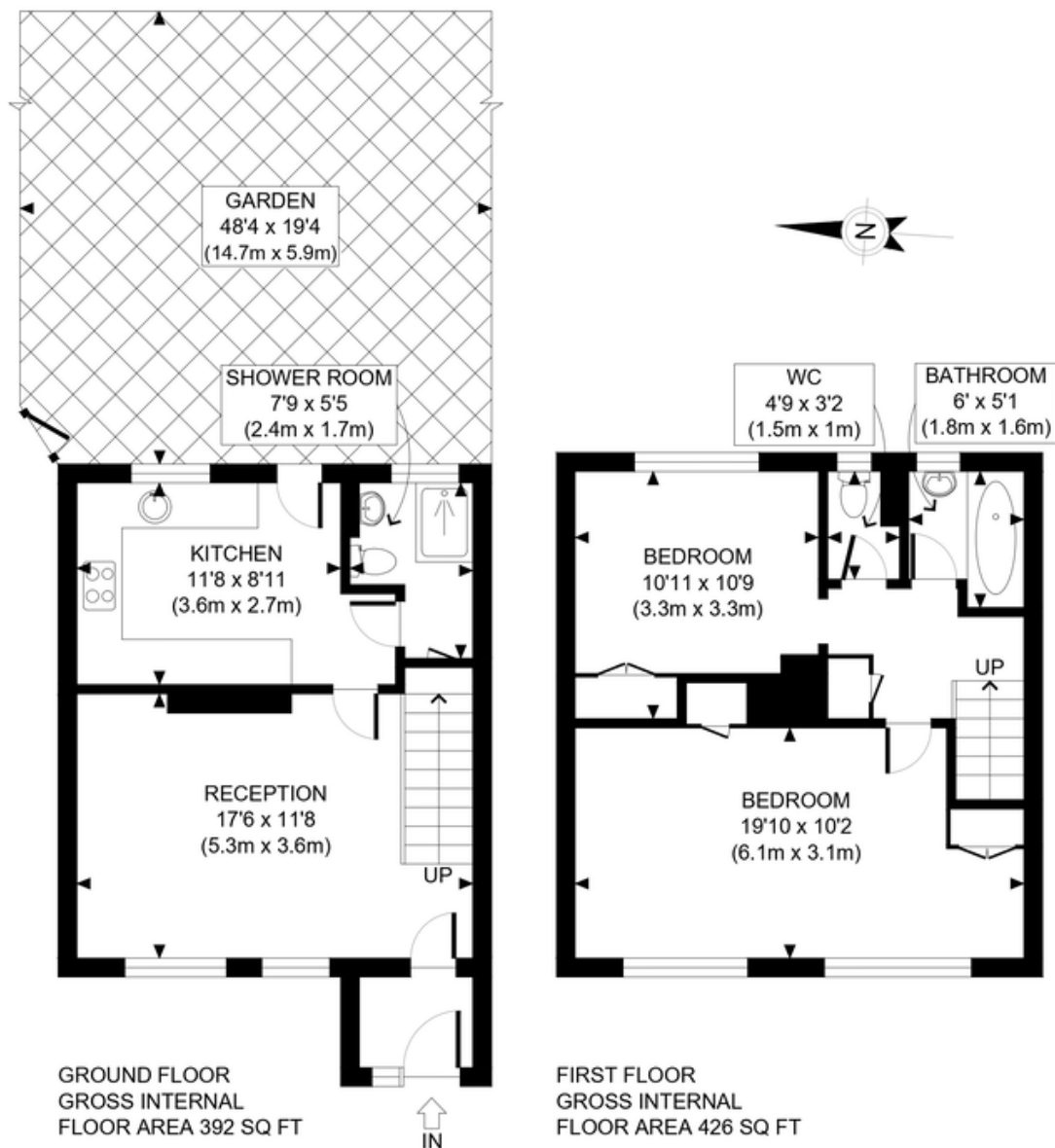
2: These particulars do not constitute part or all of an offer or contract.

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.



APPROX. GROSS INTERNAL FLOOR AREA: 818 SQ FT/ 76 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+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		