



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Palmerston Road

Harrow HA3 7RH

- Two double bedroom
- Two bathroom
- Mid terraced house
- Extended to rear

Asking Price Of £400,000

EPC Rating 'TBC'





Property Description

AN EXTENDED TWO DOUBLE BEDROOM, TWO BATHROOM TERRACED HOUSE conveniently located for access to Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains), local schools and amenities. The property is offered to the market in need of some modernisation throughout and has potential for a further extension into the loft (STPP). Available CHAIN FREE.



The property comprises; an entrance porch, a good sized front reception room with fireplace, a second reception leading through to the spacious fitted kitchen diner with ample space for appliances such as fridge/freezer, washing machine, dishwasher, hob and oven.

On the first floor there is a much larger than average master bedroom with fitted storage, a second double bedroom and a family bathroom with bath, overhead shower attachment, W.C and basin.



Local Schools

Alpha Preparatory School - Independent School
 Harmony Primary School - Independent School
 Priestmead Primary School - Ofsted 'Outstanding'
 The Jubilee Academy - Ofsted 'Outstanding'
 Saint Jerome Church of England - Ofsted 'Good'
 Elmgrove Primary School - Ofsted 'Good'
 Marlborough Primary - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Harrow High School - Ofsted 'Good'
 Norbury School - Ofsted 'Good'

Please note Ofsted ratings are subject to change



Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston from 13 minutes - 0.2m
 Kenton Station - Bakerloo line and Overground - 1m
 Harrow On the Hill - Metropolitan Line and National Rail - 1m

H9 - Kenton to Northwick Park



Local Area

Palmerston Road is the perfect location for growing families with not only transport and amenities close by, there is also Byron Park and Harrow Leisure Centre with plenty of activities to fill the evenings and weekends.

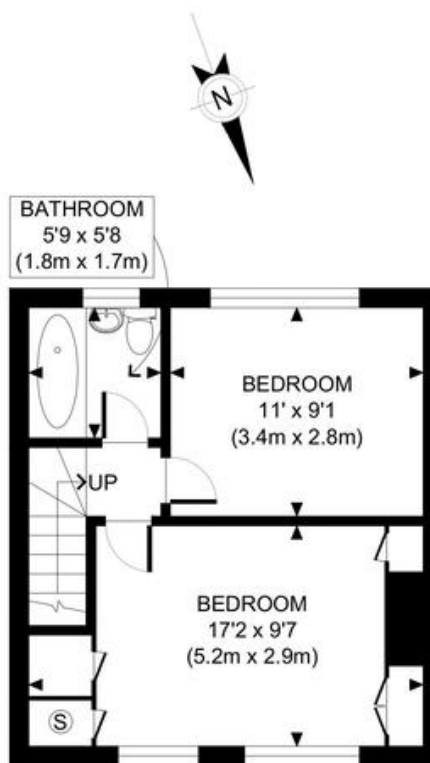




1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 567 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 328 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 895 SQ FT/ 83 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