

HINTON residential

SALES, LETTINGS & MANAGEMENT

Stafford Road

Harrow, HA3 6NB

- Four bedroom
- Two bathroom
- Self contained annex
- Summer house

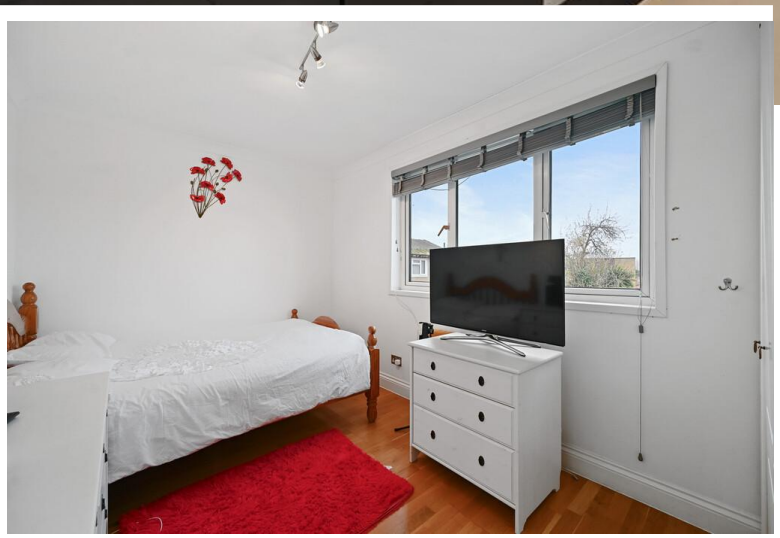
Offers In Excess Of £500,000

EPC Rating '58'











Property Description

An immaculately presented and extended FOUR BEDROOM SEMI DETACHED 'BISF EX-LOCAL AUTHORITY' HOUSE with OFF STREET PARKING and large rear garden. Located on this residential road within easy reach of transport links, schools and amenities, this home is primed for flexible living with the possibility of a self contained annex to the side and ample opportunity for further extension (STPP). This wonderful home is offered to the market CHAIN FREE.

This lovely home comprises; a spacious reception room with floor to ceiling window allowing in plenty of light, a lovely sized dining room to the rear open to the fitted kitchen with space for appliances. From the kitchen there is access into the accommodation located in the side extension with a utility area, small reception room, shower room with W.C and basin and double bedroom with access into the garden.

On the first floor there are three very generously sized bedrooms, a master with fitted wardrobes, a second double and a very good sized single room. There is a family bathroom with bath, overhead shower, basin and W.C on this level as well.









The rear garden is approximately 70ft in length, it has a large patio area ideal for entertains and is laid to lawn. To the rear of the garden there is an outbuilding which would make great use as a workshop, summer house or home gym!

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

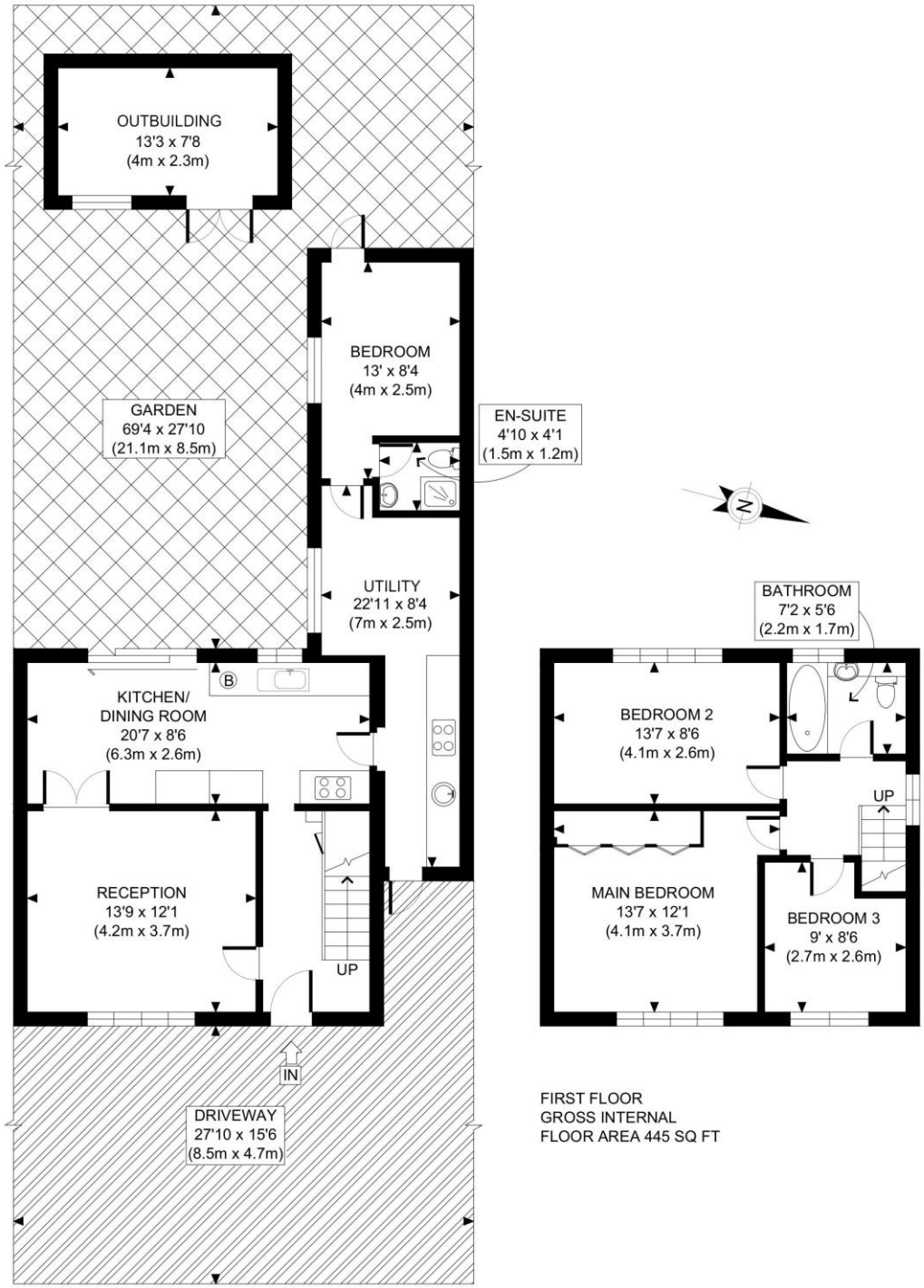
Headstone Lane Station - 0.5miles - Overground
Hatch End Station - 0.9miles - Overground
Harrow and Wealdstone Station - 1.2miles - Overground (fast trains to Euston from 13 minutes) and Bakerloo line

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









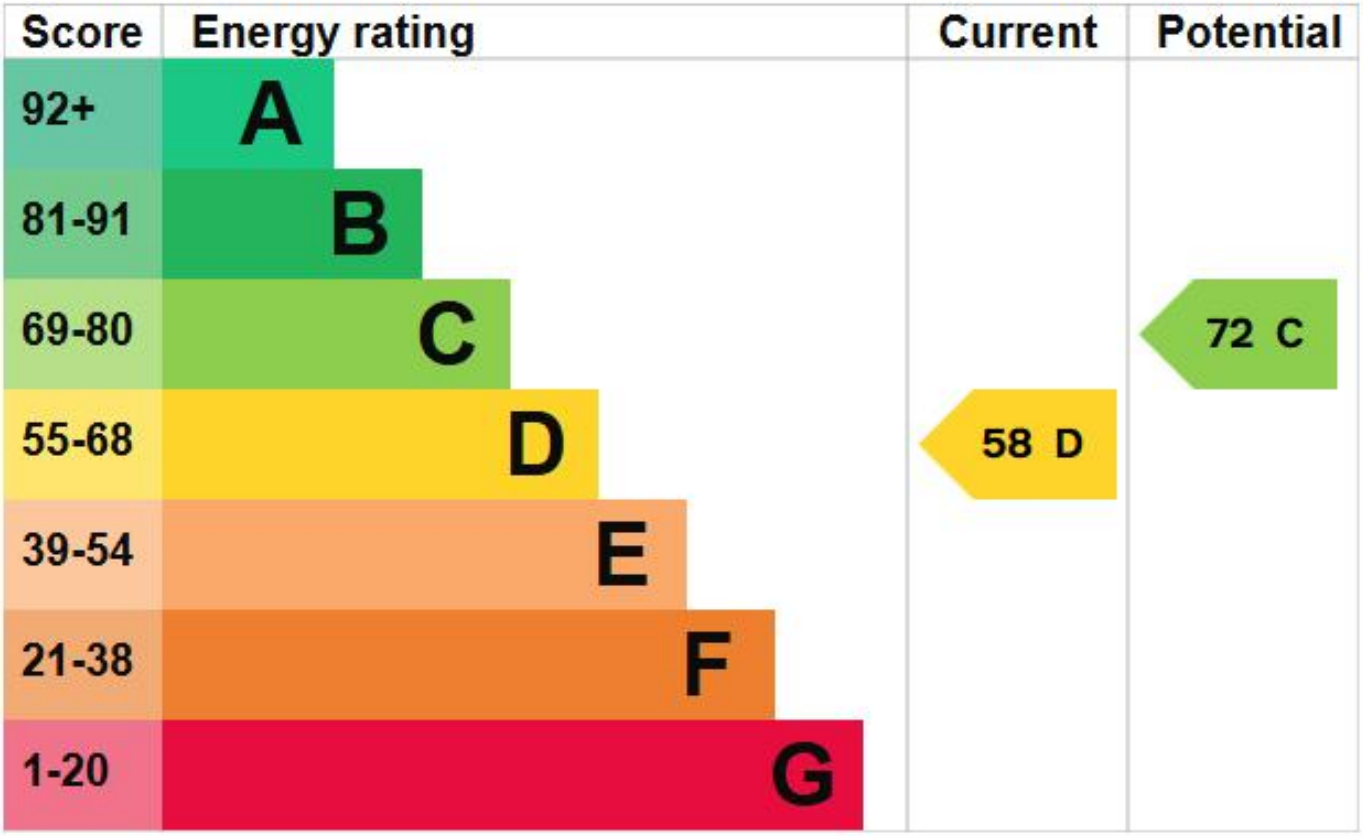
GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 700 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 445 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 1246 SQ FT/ 116 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 1145 SQ FT/ 106 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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