



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Barchester Road

Harrow HA3 5HH

- Four bedroom semi detached house
- Corner plot
- Very large south facing garden
- Outbuilding and garage

Asking Price Of £675,000

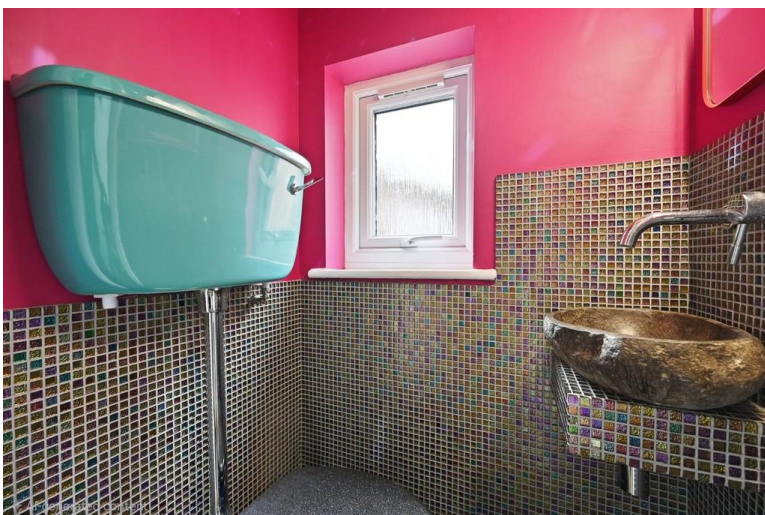
EPC Rating '53'





Property Description

A truly stunning FOUR BEDROOM SEMI DETACHED HOUSE WITH TWO BATHROOMS AND A GUEST W.C on a CORNER PLOT with OFF STREET PARKING located on this popular residential road in Harrow Weald within close proximity to local transport including Harrow and Wealdstone Station (Bakerloo Line and fast trains to Euston from 13 minutes), as well as being close to local schools, supermarkets and restaurants. The property is in good order throughout and offers potential for further extensions (STPP).



This wonderful family home comprises; a good sized through lounge with bay fronted windows and brick fireplace creating a cosy feel in the winter, leading through into the extension which is currently used for dining. The fitted shaker style kitchen is finished with granite worktops and integral appliances including a gas hob, oven, dishwasher, there is a separate utility area with space for the washing machine and dryer. There is a W.C with basin on the ground floor, perfect for visitors.



On the first floor there are two large double bedrooms, one with fitted wardrobes, a third single bedroom, currently used as a study, and a family bathroom with bath and overhead shower. The loft has been converted into a spacious master bedroom with built in shelving unit and a dedicated shower room accessible from the landing.

The very large garden is south facing with a large patio, ideal for summer entertaining and is mostly laid to lawn. There is an outbuilding to the rear of the garden, with further space behind currently occupied by a greenhouse and garage to the side of the property, both have power supplies.

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 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!

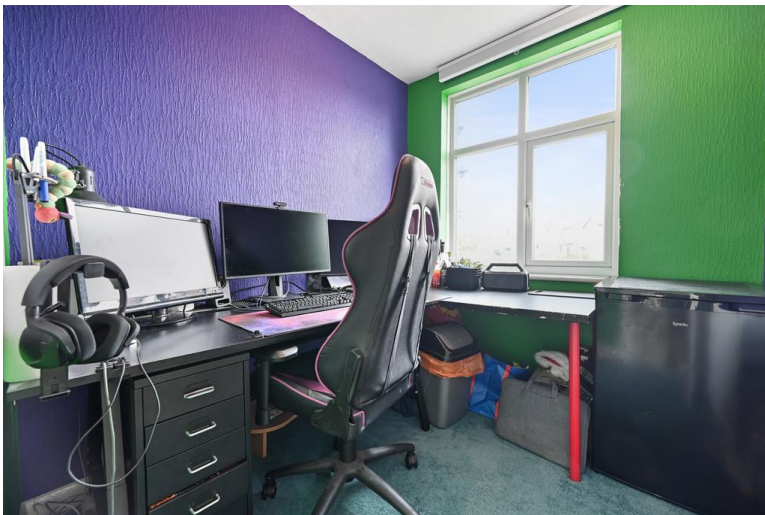
Hatch End and Stanmore are less than 2 miles from the property with more choice of supermarkets, shops and restaurants.

Local Transport

Harrow and Wealdstone Station - Overground (including fast trains to Euston from 13 minutes and Bakerloo line
Headstone lane Station - Overground

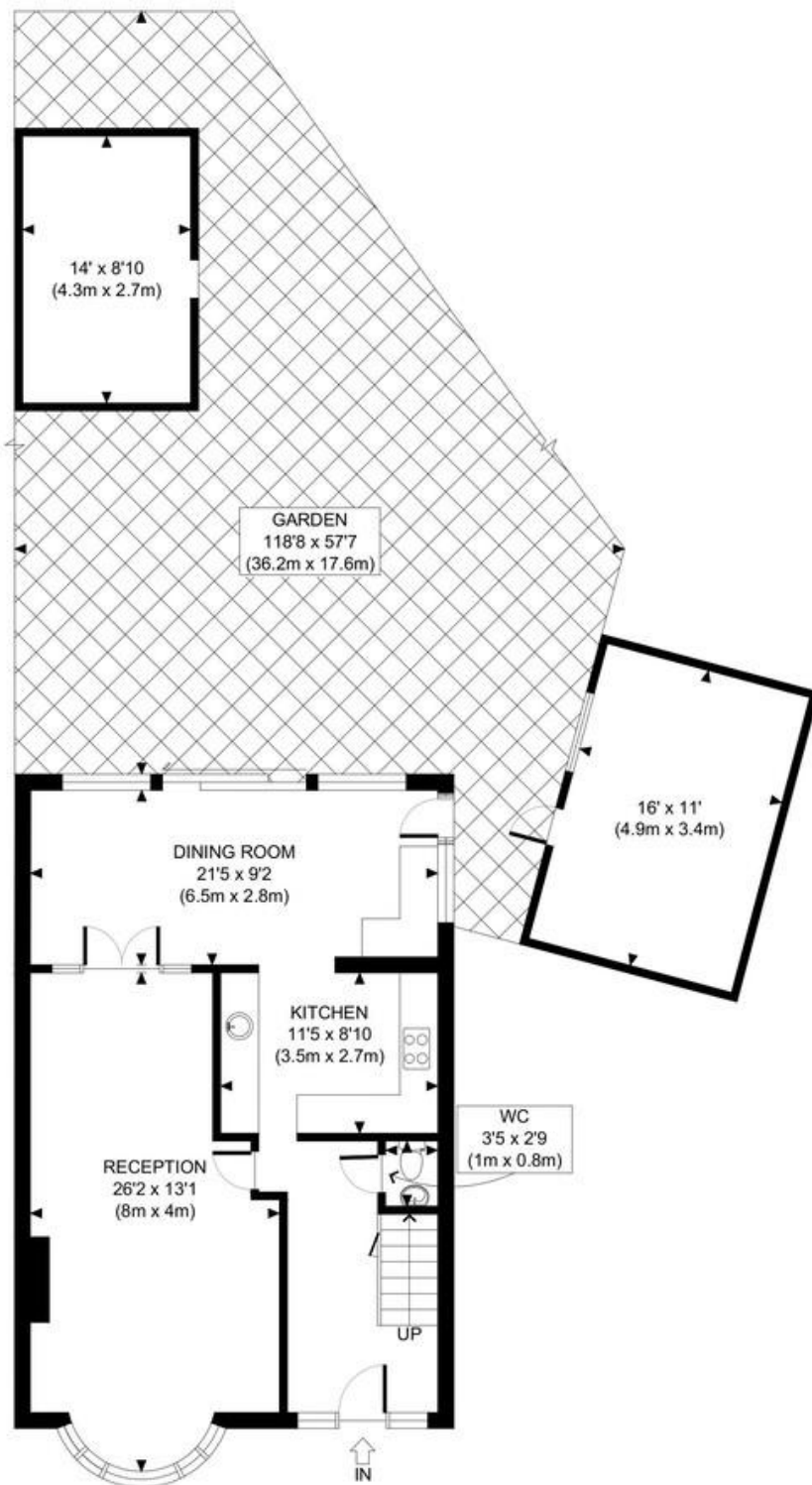
Bus Routes:

140
182
258
340

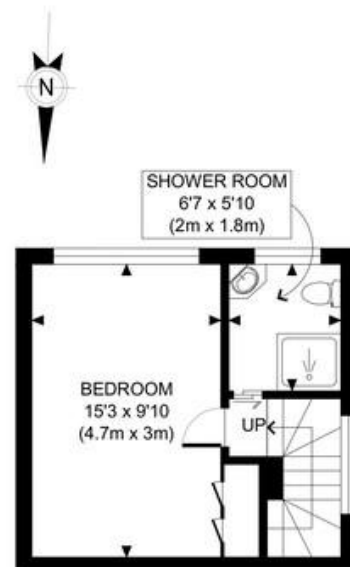




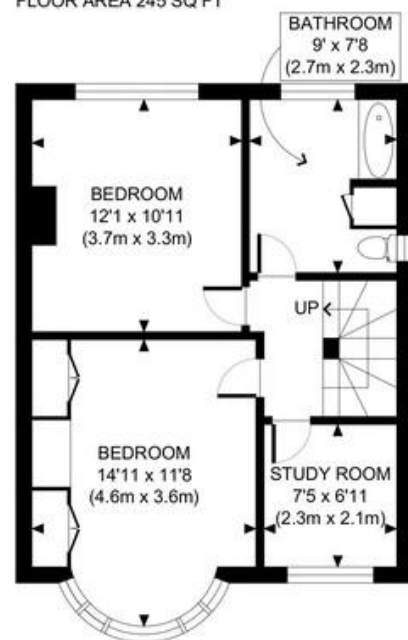
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.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



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 245 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 480 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHUSE: 1742 SQ FT/ 162 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHUSE: 1442 SQ FT/ 134 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		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		