



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Weald Lane

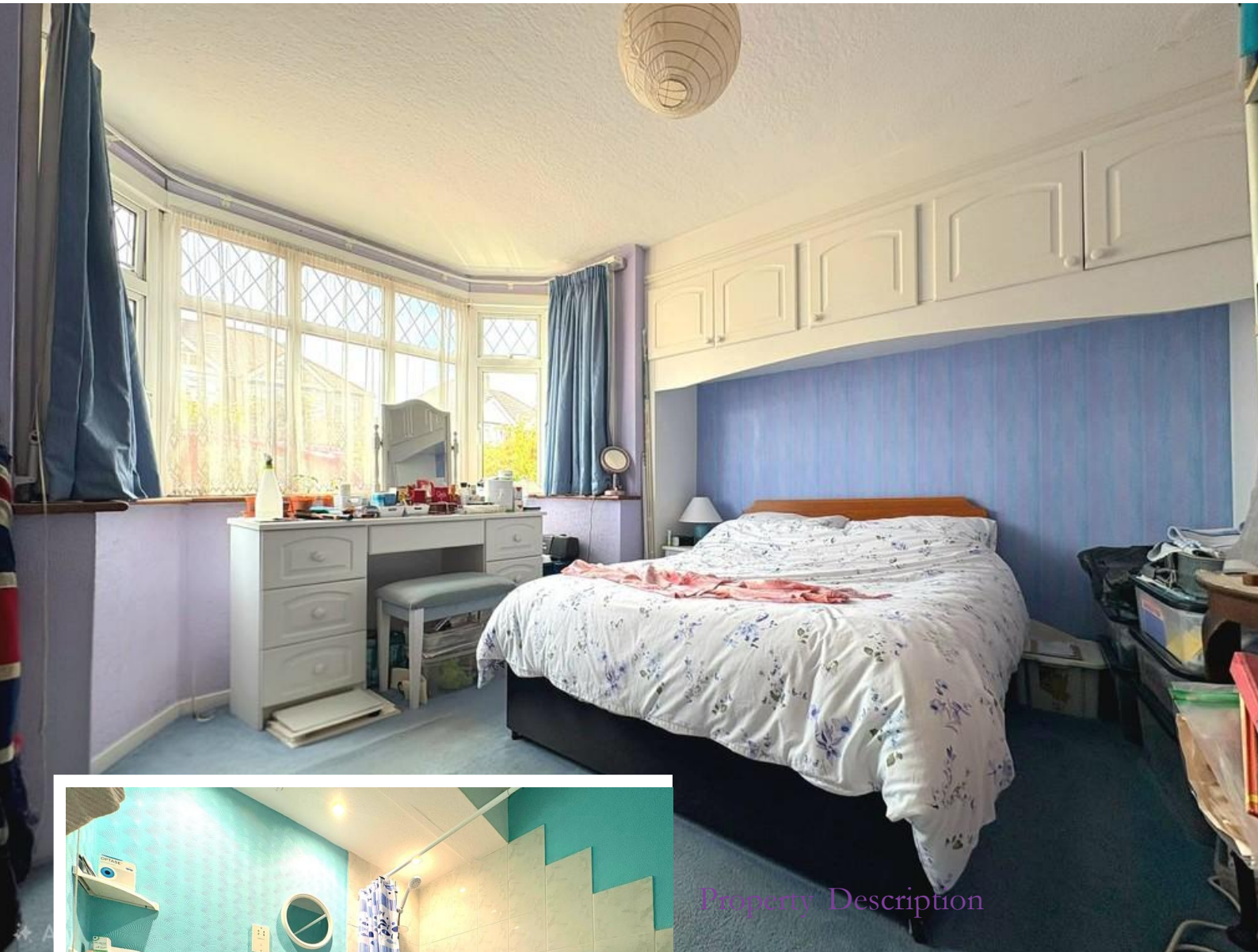
Harrow HA3 5EY

- Two double bedroom
- Off street parking
- Garden
- Completed chain

Asking Price Of £300,000

EPC Rating '66'





Property Description

A TWO DOUBLE BEDROOM GARDEN FLAT located on this popular residential road with OFF STREET PARKING. The property is ideally situated for access to local schools, transport including Harrow Weald Bus Garage and Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains to Euston from 13 minutes) as well as local supermarkets such as Waitrose and Lidl. COMPLETE CHAIN.

This home comprises; a very good sized double bedroom with fitted storage, a second double bedroom, a family bathroom with bath and overhead shower and a good sized reception room leading through to the extended kitchen diner.

The private rear garden has been beautifully maintained, there s a patio area, perfect for summer entertaining and the rest is laid to lawn with well stocked boarders.





Local School

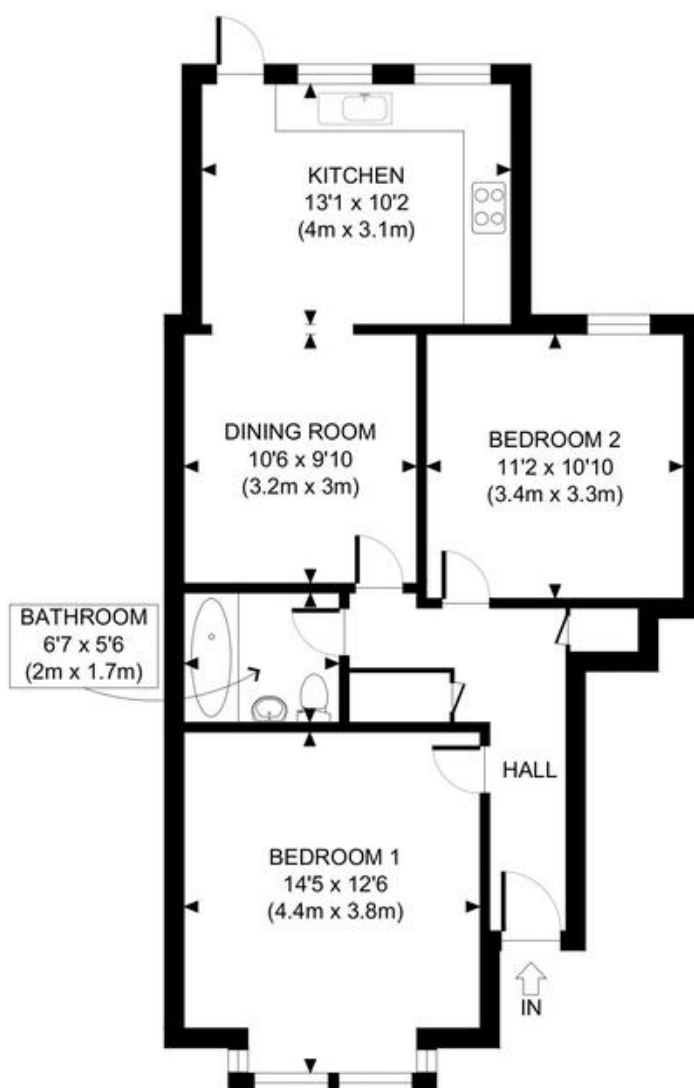
Whitefriars School - all age groups - Ofsted 'Good'
 Salvatorian Roman Catholic College - Secondary - Ofsted 'Good'
 Cedars Manor - Primary - Ofsted 'Good'
 Sacred Heart Language College - Secondary - Ofsted 'Good'
 Kinglsey High School - Secondary - Ofsted 'Outstanding'
 Marlborough Primary School - - Ofsted 'Good'
 St Theresa's School - Primary - Ofsted 'Good'
 Hatch End High School - - Ofsted 'Good'
 Pinner Park Primary School - - Ofsted 'Good'
 Hujjat Primary School - - Ofsted 'Good'
 Weald Rise - Primary School - Ofsted 'Good'
 Belmont School - primary - Ofsted 'Good'

Please note Ofsted ratings are subject to change

Local Transport

Headstone Lane Station - 0.3m - Overground to Watford Junction and Euston
 Harrow and Wealdstone Station - 1.0m - Bakerloo Line and Overground to Watford Junction and Euston including fast trains to Euston from 13 minutes
 H12 Bus Route to Stanmore/South Harrow
 H19 Bus Route to Central Harrow

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



GROSS INTERNAL
FLOOR AREA 672 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 672 SQ FT/ 62 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		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		