



HINTON
residential

SALES, LETTINGS & MANAGEMENT

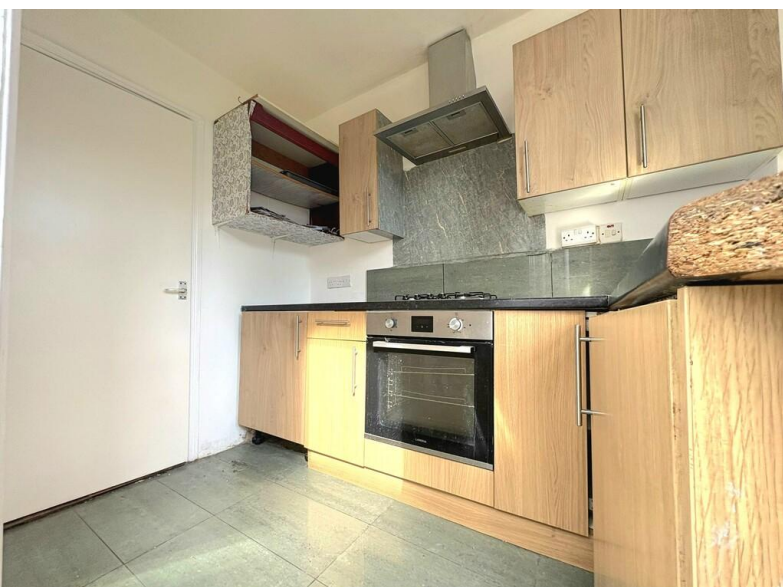
Graham Road

Harrow HA3 5RF

- Immediate 'exchange of contracts' available
- Being sold via 'Secure Sale'
- Three bedroom House
- Freehold

Starting Bid £395,000

EPC Rating '62'





Property Description

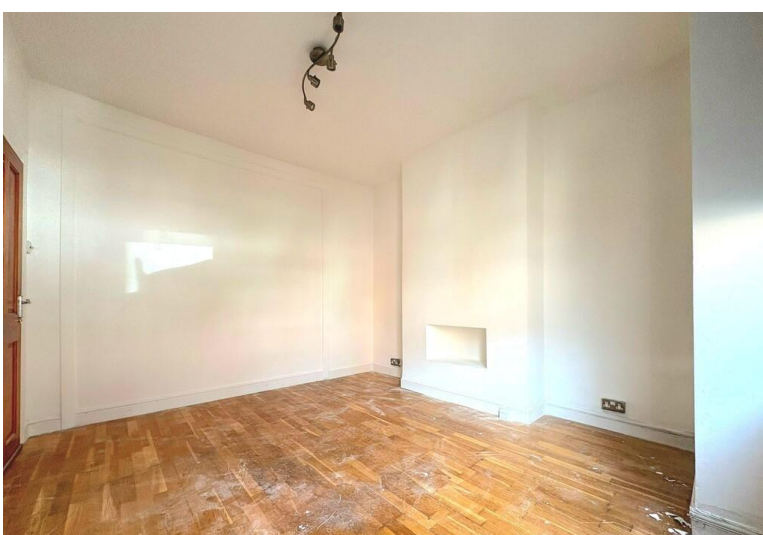
Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £395,000.

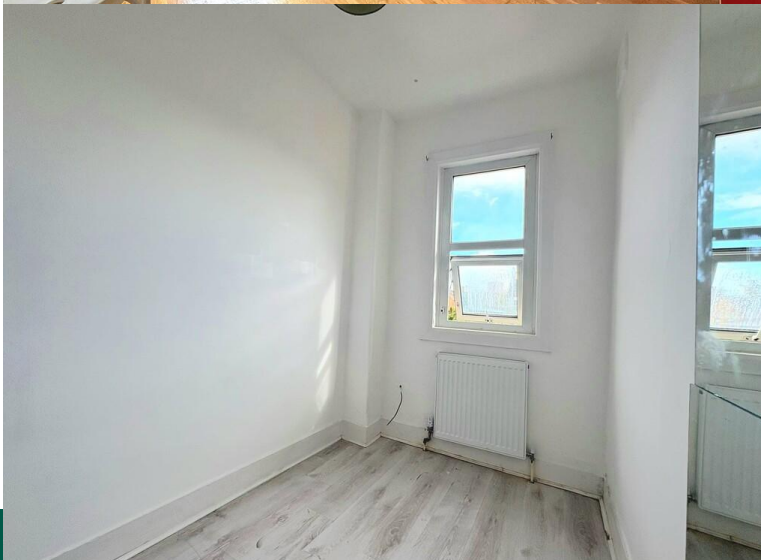
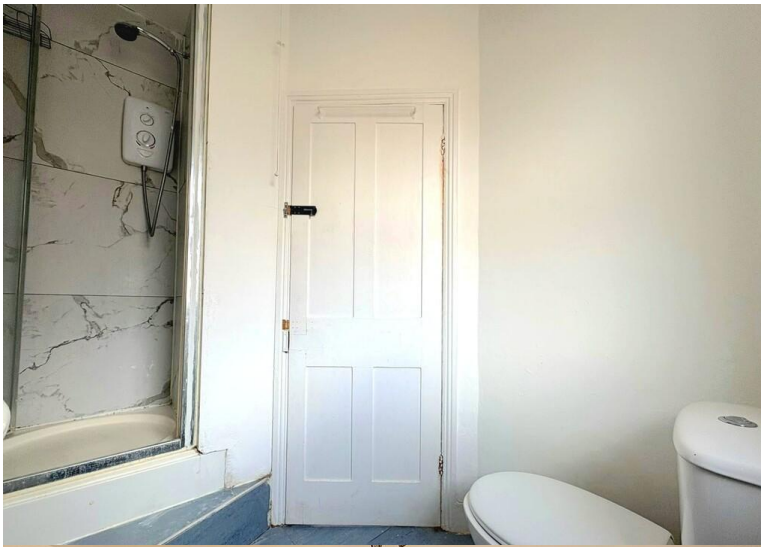
This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A THREE BEDROOM terraced property with a large rear garden conveniently located withing a short distance to Harrow Wealdstone Station (Fast trains to Euston from 13 minutes and Bakerloo Line), local bus routes, schools and amenities.

This home comprises; A good sized reception room, a second reception ideal to be used as a dining room, a separate fitted kitchen with access to the garden. On the first floor there are two double bedrooms (one with fitted storage), a third single room and a family shower room with walk in shower cubicle, W.C and basin.

The rear garden is laid to lawn with a shed for storage and an external W.C.





Local Schools

Whitefriars School - 'Good'
 Salvatorian Roman Catholic College - 'Good'
 Sacred Heart Language College - 'Outstanding'
 Marlborough School - 'Good'
 Cedars Manor - 'Good'
 Kingsley High School - 'Outstanding'
 St Teresa's School - 'Good'
 Weald Rise - 'Good'
 Norbury - 'Good'
 Pinner Park Primary - 'Good'
 Belmont School - 'Good'
 Hatch End High - 'Good'
 St Jeromes School - 'Good'
 St Josephs School - 'Good' Harrow and Wealdstone Station –

Local Transport

Overground including fast trains to Euston from 13 minutes
 and Bakerloo Line
 Harrow on the Hill - Metropolitan line (including fast trains)
 and National Rail Services (Aylesbury to Marylebone service)
 140
 182
 258
 340
 N140
 N18

Local Area

This property is perfectly located for commuters needing
 access into London being only 0.4m from the nearest station.
 Residents have a choice of local parks to visit to spend the
 weekend including Boxtree Park where you will find tennis
 courts and a café. Harrow on the Hill is approximately 2 miles
 away and there are a choice of shopping centres, restaurants
 and bars. Hatch End and Stanmore are also easily accessible
 giving you plenty of choice to fill the weekends.

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the
 marketing agent on this online auction sale and are referred to
 below as 'The Auctioneer'.

This auction lot is being sold either under conditional
 (Modern) or unconditional (Traditional) auction terms and
 overseen by the auctioneer in partnership with the marketing
 agent.

The property is available to be viewed strictly by appointment
 only via the Marketing Agent or 'The Auctioneer'. Bids can be
 made via the Marketing Agents or via The Auctioneers
 website.



Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'.

The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

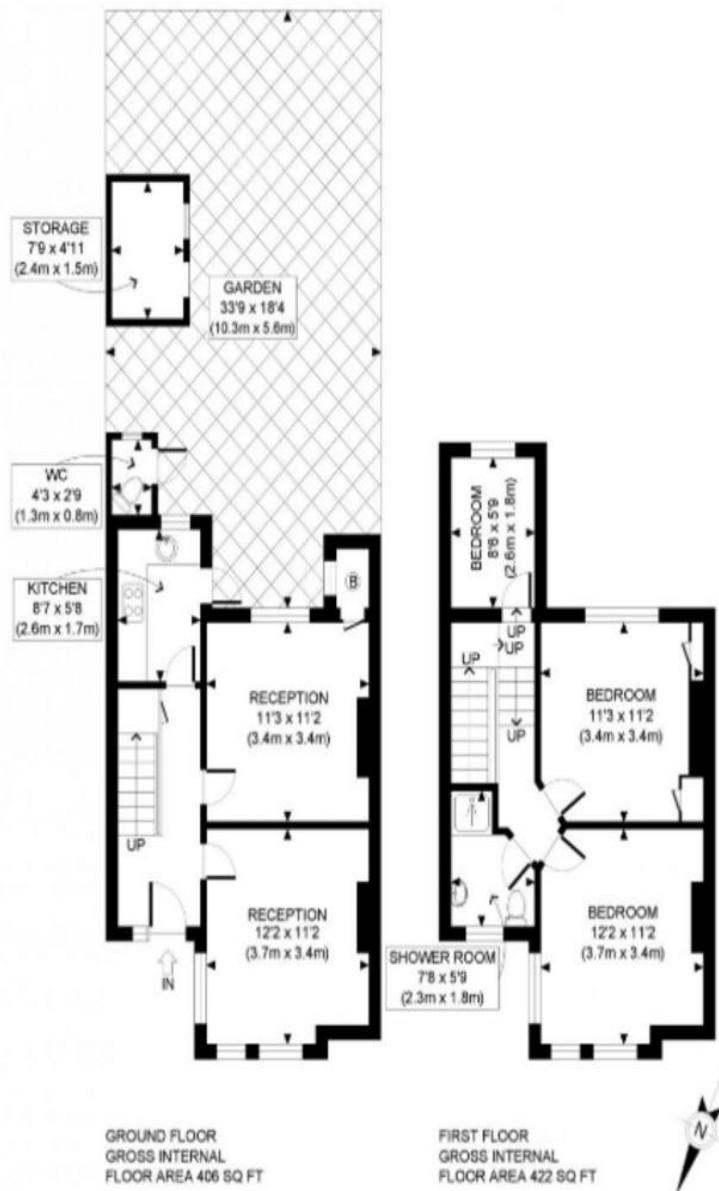
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



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		89 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		