

HINTON residential

SALES, LETTINGS & MANAGEMENT

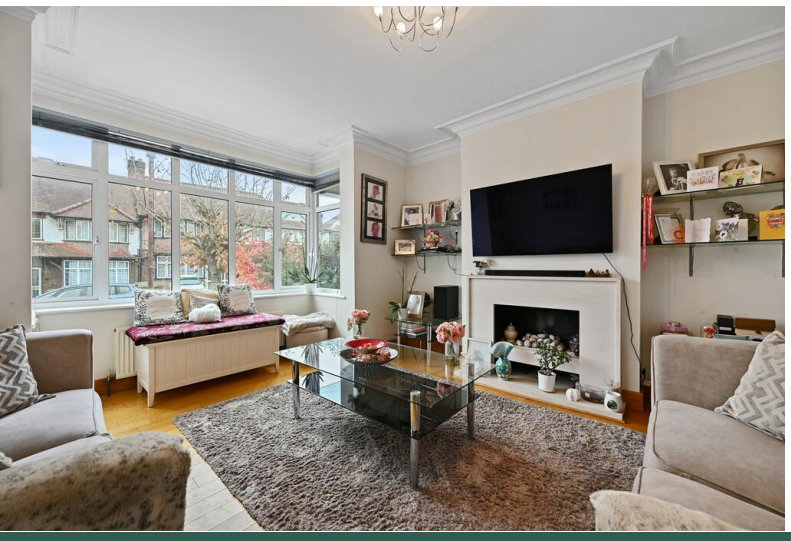
The Meadow Way

Harrow HA3 7BP

- Five bedroom semi-detached house
- Driveway with space for up to 3 cars
- Original period features
- Two bathrooms

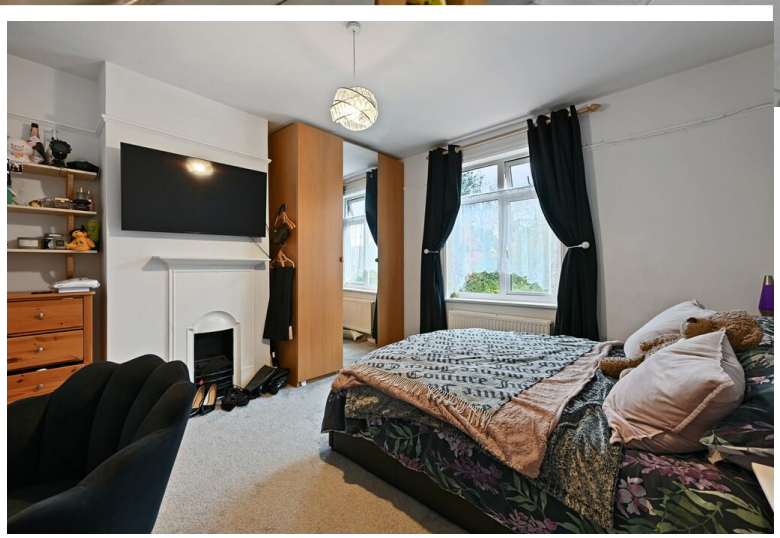
Asking Price Of £750,000

EPC Rating 'TBC'











Property Description

A beautifully presented FIVE BEDROOM SEMI DETACHED family home with off street parking for up to 3 cars on the drive located on this residential street within easy reach of the amenities of the High Road (including the bus garage, Waitrose and Lidl), local primary and secondary schools and Harrow & Wealdstone Station (Bakerloo Line and Lioness line including fast trains to Euston from 13 minutes). There is an outbuilding perfect for entertaining and there is potential for further extension (STPP).

With high ceilings throughout the ground floor comprises; a spacious entrance hall leading into the south facing bay fronted reception room with the original floorboards and a lovely mantel piece, the second reception room is ideal for use as a dining room featuring the original fireplace and has access to the garden. The separate fitted kitchen is a generous size with fitted double oven, hob and space for appliances such as a dishwasher, washing machine and American style fridge/freezer, there is access to the garden from the kitchen also.









On the first floor there are two large double bedrooms, both featuring the original fireplaces, the master has fitted wardrobes in the alcoves, a third double bedroom slightly smaller than the other two but still a good size to fit a double bed and small wardrobe, the family bathroom is fitted with a cast iron bathtub and pedestal sink, the W.C is separate with a sink.

In the loft there are two further double bedrooms and a shower room with W.C. The wall separating the two rooms is a stud wall so there is potential to make this a large master bedroom with an en-suite bathroom.

The garden is in excess of 80ft in length, it is mainly laid to lawn with a patio off of the back of the house and well stocked borders either side providing residents with privacy. The outbuilding is located to the rear and has been used as an entertaining space by the current occupiers, there is a fitted kitchenette and a W.C, it would also be a great work form home space or home gym.

Local Area

There is no end of ways to fill the evening and weekends with the location of this home, being only 0.8m from Harrow and Wealdstone Station residents can jump on a train and be in London in less than 15 minutes! Byron Park and Boxtree Park are also both within close proximity of the property for weekend walks. Harrow, Hatch End and Stanmore offer you plenty of choice of restaurants and bars.

Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Lioness line to Euston including fast trains to Euston from 13 minutes.
Headstone Lane Station - Lioness Line to Watford Junction/Euston
Harrow on the Hill Station - Metropolitan line and overground to Marylebone

Bus Routes

140 - Hayes to Harrow Weald
182 - Harrow to Brent Cross
258 - Watford Junction to South Harrow
340 - Edgware to Harrow
N18 - Harrow Weald to Trafalgar Square (Night service)
N140 - Heathrow to Harrow Weald (Night service)

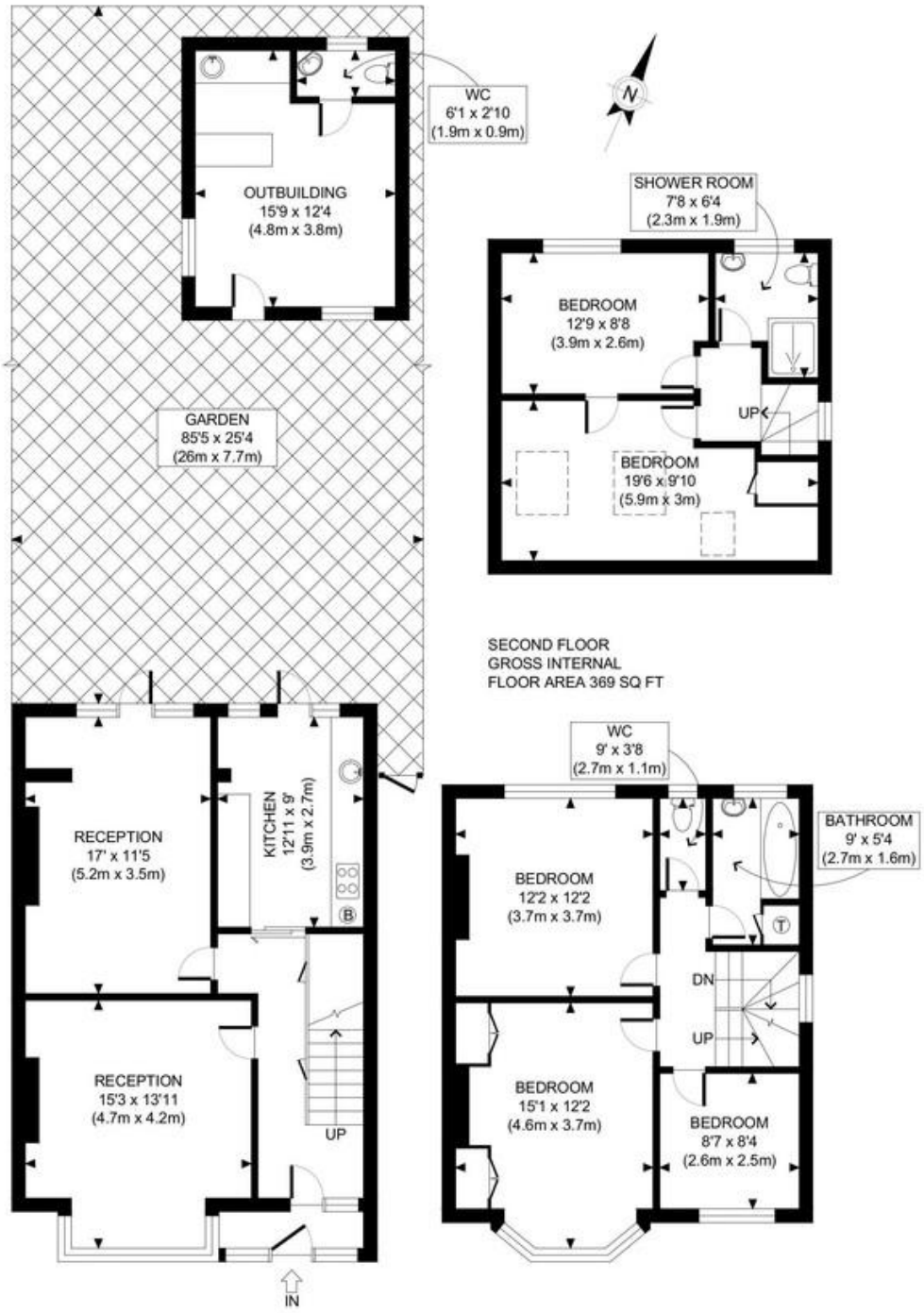


Local Schools

Sacred Heart Language College - Outstanding
St Josephs Catholic School - Outstanding
Kingsley School - Outstanding
Priestmead School - Outstanding
Salvatorian Roman Catholic College - Good
Belmont School - Good
Weald Rise - Good
Marlborough School - Good
Helix Education Centre - Good
Hujjat Primary School - Good
Cedars Manor - Good
Elmgrove Primary School - Good
Alpha Prep - Independent

Please note Ofsted ratings are subject to change and buyers should carry out their own due diligence

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.



APPROX. GROSS INTERNAL FLOOR AREA WITH OUTBUILDING: 1786 SQ FT/ 166 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTBUILDING: 1592 SQ FT/ 148 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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