



HINTON
residential

SALES, LETTINGS & MANAGEMENT

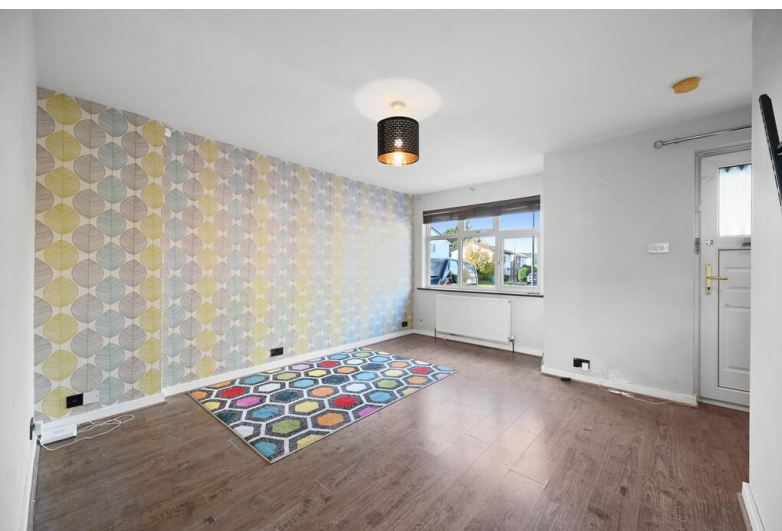
Boxtree Lane

Harrow HA3 6JE

- Three bedroom semi detached house
- Driveway
- Outbuilding
- Large kitchen

Offers In Excess Of £500,000

EPC Rating '66'





Property Description

A well presented THREE BEDROOM SEMI DETACHED HOUSE with DRIVEWAY conveniently located on this tree lined residential road within easy reach of Harrow Weald High Road. This family home is perfect for access to local schools, supermarkets and transport facilities and offers buyers potential for extension (STPP). CHAIN FREE.

This lovely family home comprises; a large reception room leading through to the large fitted kitchen with space for a range cooker, dishwasher, washing machine and fridge/freezer. Upstairs there are two double bedrooms, a third single bedroom and a family bathroom. The rear garden is East facing with a patio area just off of the kitchen door and the rest is laid to lawn with a path leading to the outbuilding, ideal for use as a summer house/home gym.



Local Schools

Kingsley High School - Ofsted 'Outstanding'
 Cedars Manor - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Ofsted
 Exceptional & strong across all areas'
 St Theresa's Primary - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 Hatch End High - Ofsted 'Good'
 Sacred Heart Language College - Ofsted 'Outstanding'
 Hujjat School - Ofsted 'Good'
 Pinner Park Primary School - Ofsted 'Good'
 Weald Rise - Ofsted 'Good'

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



Local Transport

Headstone Lane Station - Overground
 Harrow and Wealdstone Station - Bakerloo Line and
 Overground including fast trains to Euston from 13 minutes.
 Harrow on The Hill - Metropolitan Line and National Rail
 (Aylesbury to Marylebone service)
 Stanmore - Jubilee Line

Bus Routes:

182 - Harrow Weald to Brent Cross
 258 - Watford Junction to South Harrow
 340 - Harrow Town Centre to Edgware
 H12 - Stanmore to South Harrow
 H18 to Harrow Bus garage
 H19 to Harrow Bus Station



Local Area

Boxtree Lane is a popular residential road located close to the High Road, residents benefit from easy access to local bus routes from the High Road. This home is only a short walk from Boxtree Park where there are newly refurbished tennis courts, a café and space for the kids to play so perfect for warm weekends. There are two supermarkets located on the adjacent High Road, along with convenience shops, cafe's and a bakery.

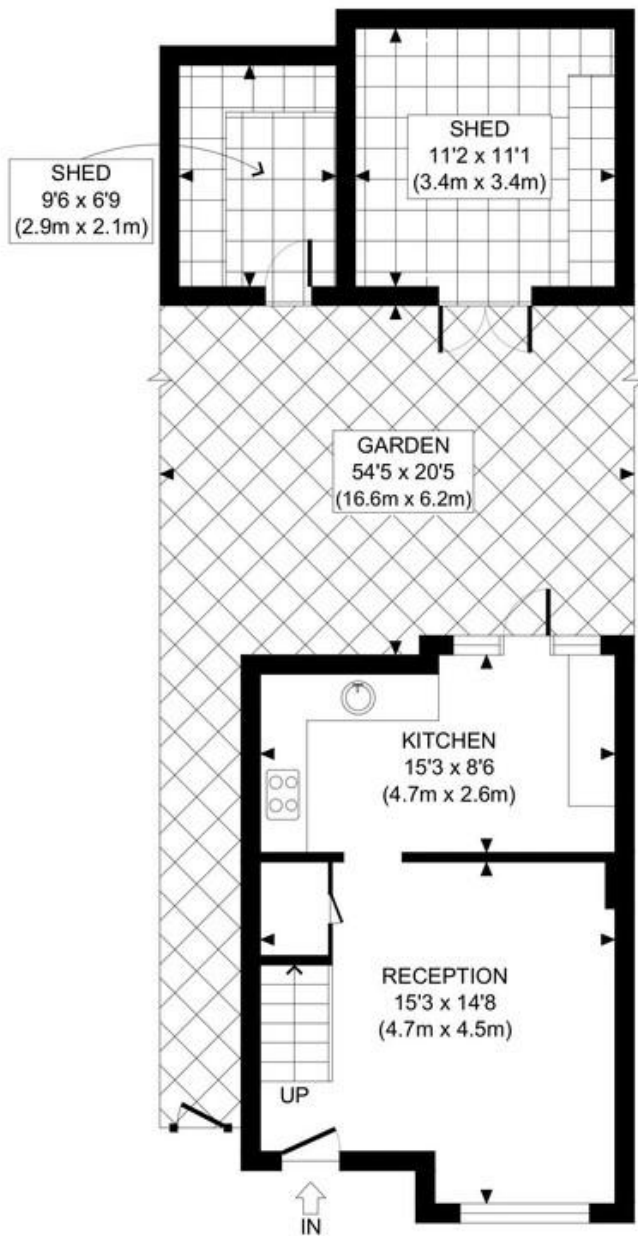
Hatch End and Stanmore are less than 2 miles from the property with bus routes from Uxbridge Road, both areas offer plenty of variety of restaurants and bars.



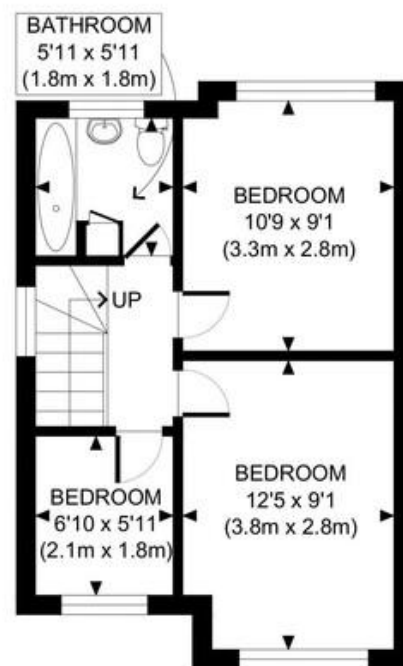


- 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 336 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 340 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 676 SQ FT/ 63 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.

399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonresidential.com
sales@hintonanddownes.com
0208 861 1066

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements