

HINTON residential

SALES, LETTINGS & MANAGEMENT

Elms Road

Harrow Weald HA3 6BH

- Seven bedroom detached house
- Carriage driveway
- Outsbuilding
- Three bathrooms

Offers in excess of £1,200,000

EPC Rating '65'











Property Description

A very spacious SEVEN BEDROOM DETACHED HOUSE with GATED CARRAIGE DRIVEWAY and OUTBUILDING located on the highly sought-after Elms Road in Harrow Weald. The property is ideally located for access to the High Road with shops, restaurants and supermarkets, as well as local schools including Avanti, Bentley Wood and Hujjat School. Available with no onward chain, internal inspection is highly advised.

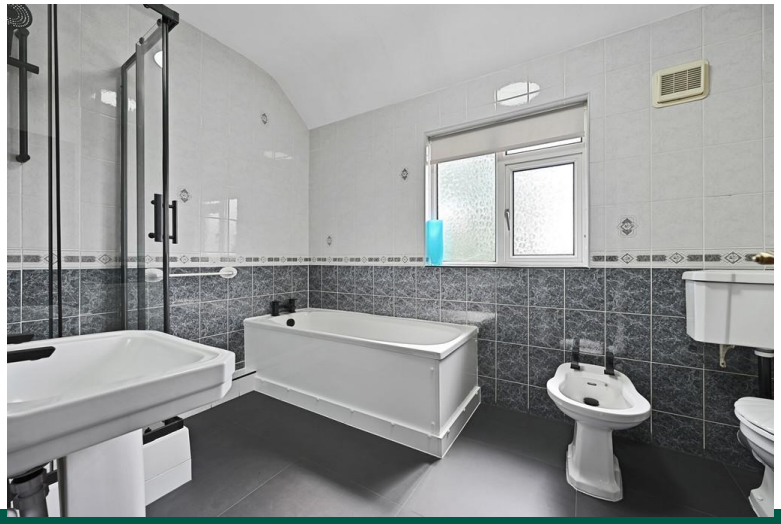
The ground floor comprises a vast living space with three separate reception rooms, a very well presented kitchen diner with solid stone worktops and integral appliances, a separate utility room and access to the garage.

On the first floor you will find the principal bedroom with fitted wardrobes and a large en-suite, there are three further double bedrooms and a single room, all with fitted wardrobes that are serviced by the tiled family bathroom with bath, separate shower cubicle, W.C and basin.









On the second floor, there are two more bedrooms, one double with wardrobes, a good sized single with a dressing area and a bathroom.

The south facing garden is laid to lawn with a large patio area, ideal for entertaining. To the rear of the garden there is an outbuilding with a W.C and separate access from Wynchgate, ideal for use as an office, gym or annex.

This impressive home has been very well maintained over the years and offers purchasers potential to modernise and extend the space (STPP).

Local Schools

Kingsley High School - Outstanding
Bentley Wood - Outstanding
Nower Hill High School - Outstanding
Grimsdyke School - Outstanding
Stanburn Primary School - Good
Avanti House Primary School - Good
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
Marlborough Primary School - Good
Hartsbourne Primary School - Good
St Josephs Catholic School - Good
Norbury School - Good
Alpha Prep - Independent
Immanuel College - Independent

Local Transport

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

182 - Harrow Weald to Brent Cross
258 - South Harrow to Watford
340 - Harrow Bus station to Edgware
H12 - South Harrow to Stanmore
H18 - Harrow Bus Station

Local Area

Elms Road is a popular residential road located just off of Uxbridge Road, residents benefit from easy access to local bus









routes from Uxbridge 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		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Elms Road, Harrow, HA3

Approximate Floor Area = 268.9 Sq m / 2894 Sq ft
Outbuilding = 23.9 Sq m / 257 Sq ft
Balcony = 2.6 Sq m / 27 Sq ft
Total = 295.4 Sq m / 3178 Sq ft
For Illustrative Purposes Only NOT TO SCALE



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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