

HINTON residential

SALES, LETTINGS & MANAGEMENT

Stamford Close

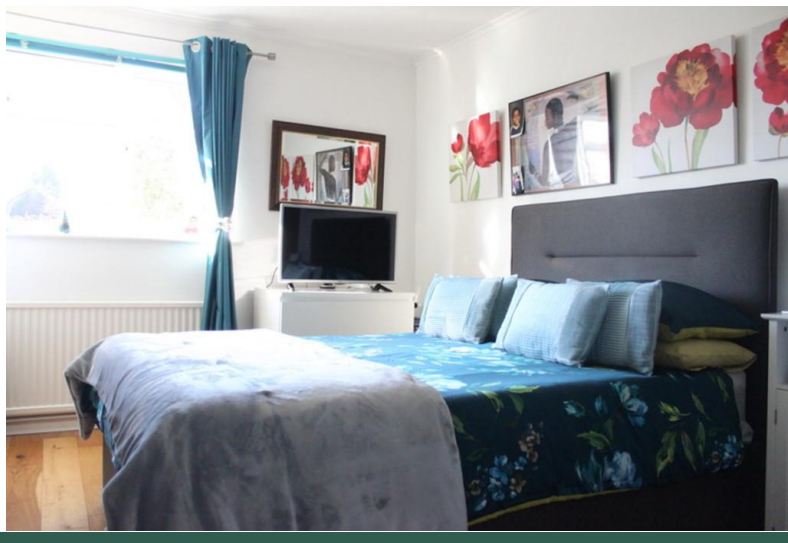
Harrow Weald HA3 6DR

- Two bedroom first floor maisonette
- Offered for sale in very good order throughout
- Balcony
- Garage within the development

Asking Price Of £375,000

EPC Rating '79'











Property Description

A TWO BEDROOM FIRST FLOOR PURPOSE BUILT MAISONETTE offered for sale in Stamford Close which is considered one of the most sought after cul-de-sacs in Harrow Weald for this particular style and type of property. The property is offered for sale in very good order throughout and benefits from gas fired central heating and double glazed windows. The property boasts great room sizes including a 17ft lounge with balcony and two double bedrooms. Further benefits include own front entrance, area of garden to the front and a garage en-block within the development. The property is to be sold with the benefit of an extended lease in excess of 150 years.

The accommodation with approximate room sizes is arranged as follows:

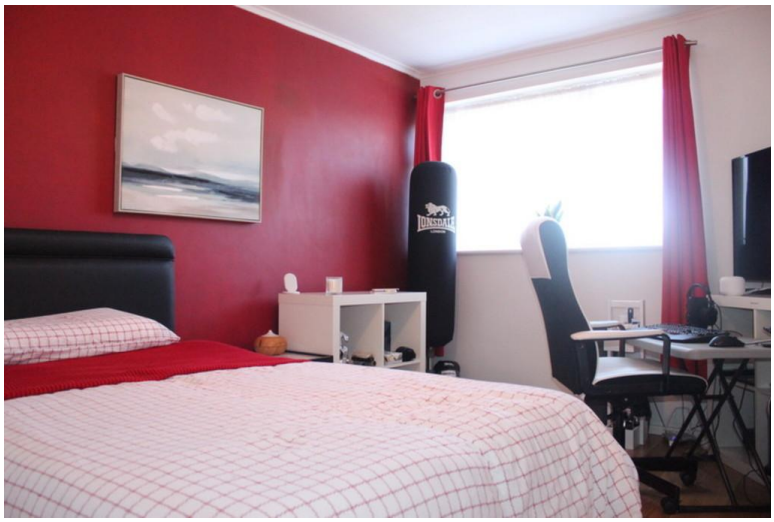
Own Entrance Door to entrance hall. Stairs to :-

Landing Spacious landing with access to loft. Two large storage cupboards with shelving.

Lounge 17'1 x 11'8 (5.21m x 3.56m). Double glazed window









to front aspect. Radiator. Door to front aspect and small balcony area.

Kitchen 8'9 x 10'5 (2.67m x 3.18m). Fitted kitchen comprising a range of eye and base level units with roll top work surfaces to compliment. Single drainer sink unit. Built in oven and hob. Plumbed for washing machine. Wall mounted boiler. Part tiled walls. Radiator. Double glazed window to rear aspect.

Bedroom I 13'6 x 10'. (4.12m x 3.05m). Double glazed window to rear aspect. Radiator.

Bedroom II 14'3 x 8'8. (4.34m x 2.64m). Double glazed window to front aspect. Radiator.

Bathroom Panelled bath with shower over. Pedestal hand wash basin. Low level WC. Part tiled walls. Radiator. Double glazed window to rear aspect.

General Information

Front Garden Small area of lawn with borders.

Garage The property enjoys the benefit of a single garage in a detached block.

Tenure Leasehold. We are informed by the vendors that the lease is in excess of 150 years.
Ground Rent: £150 per annum.

Bentley Wood School - Ofsted Outstanding
Kingsley High School - Ofsted Outstanding
Helix Education Centre - Ofsted Good
Hujjat Primary School - Ofsted Good
Weald Rise Primary School - Ofsted Good
The Sacred Heart Language College
Salvatorian Roman Catholic College - Ofsted Good
Belmont School - Ofsted Good
Whitefriars School - Ofsted Good
Cedars Manor - Ofsted Good
St Johns CofE school - Ofsted Good
Hatch End High School - Ofsted Good
St Teresa's school - Ofsted Good

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile
Headstone Lane Station - Overground
Harrow on the Hill Station - Metropolitan line and National Rail
Stanmore Station - Jubilee Line
Edgware Station - Northern Line

H19 Bus Route to Harrow
140 (N140) Bus Route to Hayes
182 Bus Route to Brent Cross
258 Bus Route to Watford/South Harrow



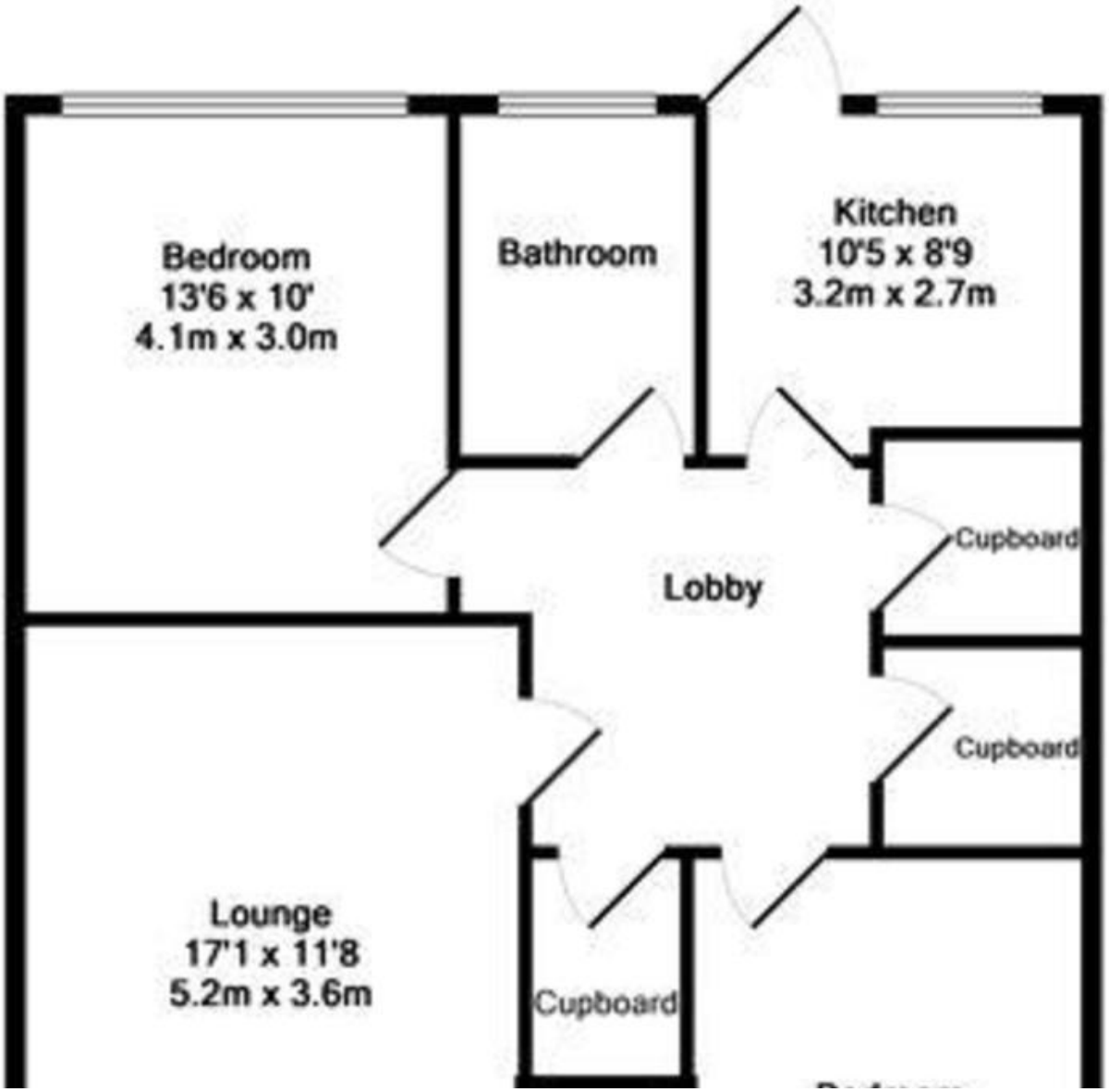


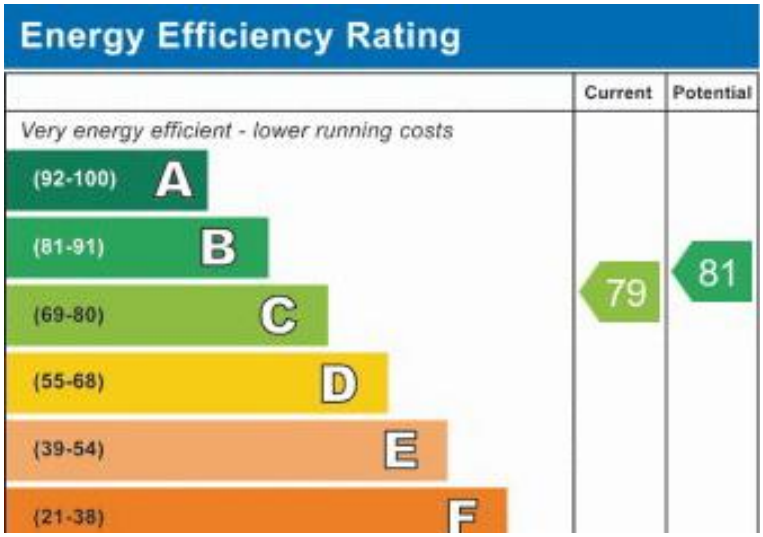
340 Bus Route to Edgware/Harrow
H12 Bus Route to Stanmore/South Harrow
N18 Bus Route to Trafalgar Square

Stamford Close is approximately 0.5miles to the High Road in Harrow Weald where residents have access to Boxtree Park, tennis courts and cafe. Walking towards Harrow there is Lidl, Iceland and Waitrose, opposite Lidle you will find Harrow Weald bus Garage with various routes available. The High Road offers various other convenience shops, salons, restaurants, bars and bakeries.

The property is approximately 1.5 miles from Stanmore where you will find Sainsbury's, restaurants and cafe's. 2 miles in the opposite direction there is the popular Hatch End with a Morrisons supermarket, Tesco express, restaurant, bars, cafe's and a Leisure Centre.

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





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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