



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Maricas Avenue

Harrow HA3 6JA

- Three bedroom semi detached house
- Garage
- Planning permission granted
- Large rear garden

Offers In Excess Of £550,000

EPC Rating 'TBC'





Property Description

A fantastic opportunity to acquire a **THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE TO THE SIDE** with **PLANNING PERMISSION GRANTED** for a rear extension and loft extension (planning ref PL/1990/25). The property is located on this popular residential road within easy reach of the High Road. This home is ideal for growing families as it is conveniently located for supermarkets, schools, parks and transport. Offered to the market in need of some modernisation, this property offers plenty of potential for further extensions (STPP). **CHAIN FREE**

The property currently comprises; A spacious bay fronted reception room with fireplace, a second reception room previously used for dining with sliding doors to the garden, a separate galley kitchen, two double bedrooms (both with fitted wardrobes), a third good sized single bedroom and a very large family bathroom with space for shower cubicle, bath, W.C and basin.

There is planning permission granted for a 3m rear extension and a fourth bedroom with en-suite located in the loft extension with dormer.





Local Area

The property is located for convenience, there are two supermarkets located at the top of the road and various other convenience stores, bakeries, restaurants and cafes on the High Road. Access to the park is on Weighon Road and there are tennis courts available to keep the family entertained over the weekends!

Hatch End and Stanmore are less than 2 miles from the property with more choice of supermarkets, shops and restaurants.

Local Schools

Kingsley High School - Outstanding
Bentley Wood - Outstanding
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
Alpha Prep - Independent
St Josephs Catholic School - Good

* Ofsted ratings subject to change, buyers should carry out their own due diligence



Local Transport

Headstone Lane Station - Overground Line - 0.6miles
Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston from 13 minutes - 1.0 mile

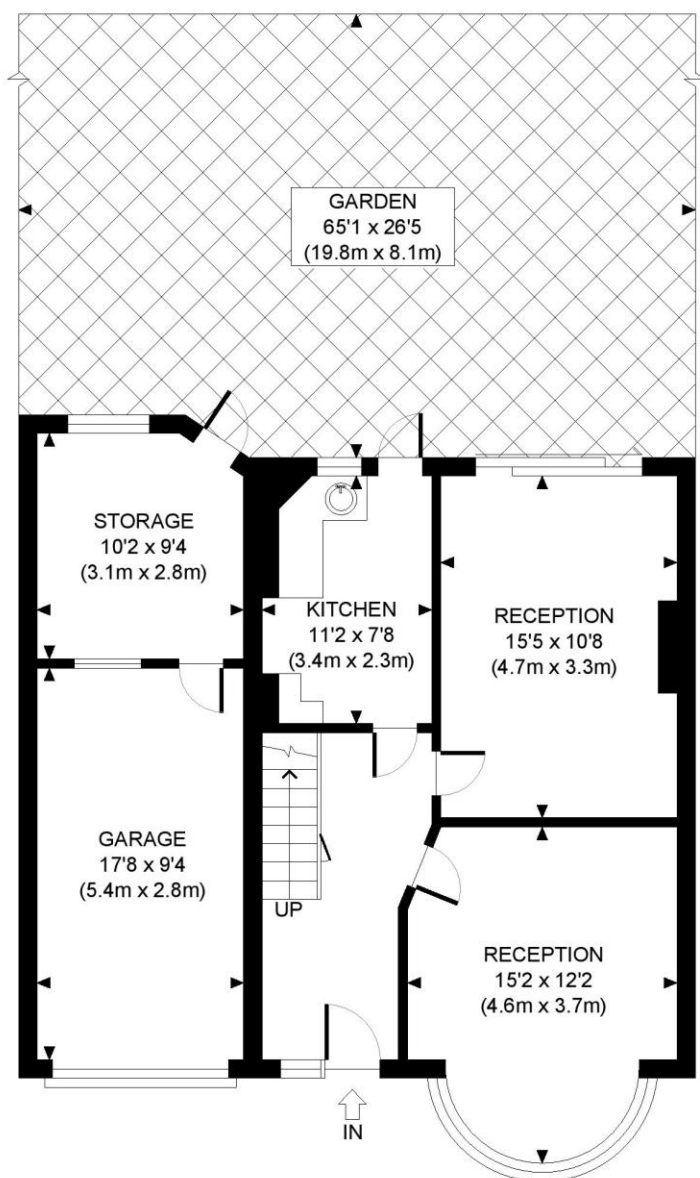
Bus Routes:

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

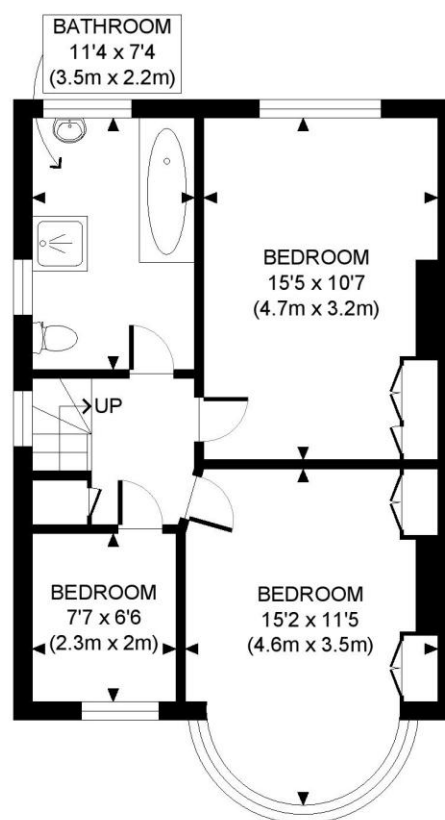




1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.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



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 526 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 515 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/STORAGE: 1302 SQ FT/ 121 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/STORAGE: 1041 SQ FT/ 97 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	36 F	
1-20	G		