



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Cambridge Road

Harrow HA2 7LB

- Three bedroom semi detached house
- Off street parking for two cars
- Brand new kitchen
- South facing garden

Offers In Excess Of £650,000

EPC Rating 'D'





Property Description

A well maintained THREE BEDROOM SEMI DETACHED HOUSE with garage to the side and off-street parking for 2 cars located on Cambridge Road, just moments from North Harrow Station (Metropolitan Line), local amenities and schools with Ofsted Ratings of Outstanding. This home offers huge potential for extensions (STPP) and would be perfect for growing families.

On the ground floor you enter via a good-sized hall leading to a bay fronted reception room with high ceilings, a second reception room ideal for dining with access to the garden and a brand newly fitted shaker style kitchen with ample storage and space for a fridge freezer, washing machine, dishwasher, hob and oven.

Upstairs there is a generous bay fronted master bedroom with fitted wardrobes, a second double overlooking the garden, a third good sized single bedroom and a bathroom with separate W.C.

The south facing garden is over 100ft in length with plenty of space for entertaining guests.



The property offers huge potential for extensions to the rear, side and loft (STPP).

Local Schools

St John Fisher Catholic Primary School - Outstanding
Nower Hill High School - Outstanding
Vaughan Primary School - Outstanding
Whitmore High School - Outstanding
Alexandra School - Outstanding
Gesher School - Outstanding
Pinner High School - Outstanding
Hatch End High - Good
Cannon Lane Primary School - Good
Roxbourne Primary School - Good
Cedars Manor School - Good
West Lodge Primary School - Good
Longfield Primary School - Good
Pinner Park Primary School - Good
Grange Primary School - Good
Reddiford School - Independent



Local Trains

North Harrow - Metropolitan Line
Pinner - Metropolitan Line
Harrow on the Hill - Metropolitan Line and National Rail (Aylesbury to Marylebone)

Local Bus routes

H19 - Bus towards Harrow
183 - Golders Green to Pinner

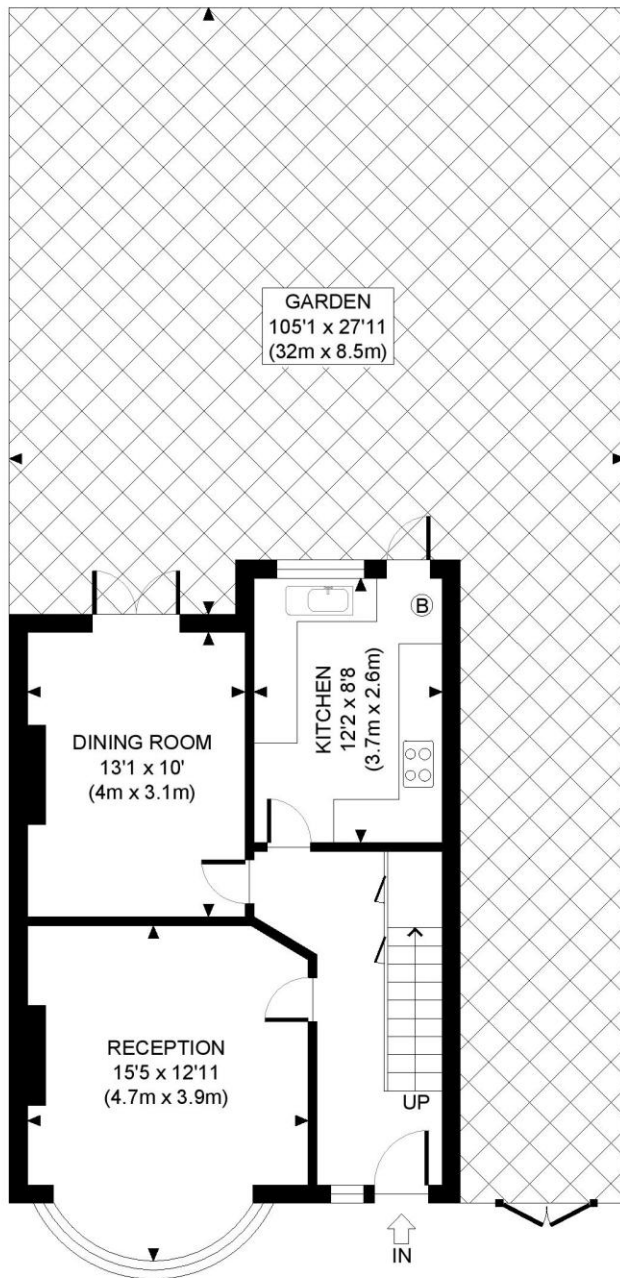


Local Area

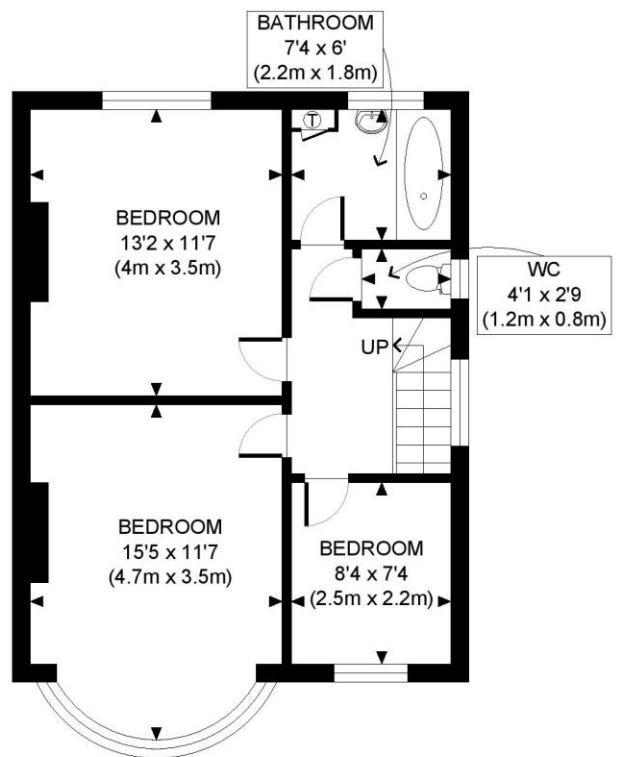
This wonderful house is just off of Station Road and Pinner Road where residents will find convenience shops, a Tesco Express, bakeries, pubs and restaurants. Pinner, Hatch End, Stanmore and Harrow on the Hill are within easy reach by car or public transport, where you can enjoy a wider choice of restaurants, bars and parks, perfect for the weekend.







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 532 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 518 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1050 SQ FT/ 98 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		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		