



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Boxtree Lane

Harrow HA3 6JE

- Three bedroom semi detached house
- Potential for extension (STPP)
- Off street parking
- South facing garden

Asking Price Of **£500,000**

EPC Rating 'TBC'





Property Description

A THREE BEDROOM SEMI DETACHED HOUSE with OFF STREET PARKING to the rear of the property, 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 home comprises; a spacious reception room leading through to a fitted kitchen diner with appliances such as a gas hob, electric oven, washing machine and fridge/freezer. Upstairs there are two double bedrooms, a single bedroom and family bathroom with bath, overhead shower, W.C and basin.





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 Schools

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

Please note Ofsted Ratings are subject to change

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.

Dimensions

RECEPTION ROOM 15' 5" x 9' 10" (4.7m x 3.0m)

KITCHEN 19' 4" x 5' 10" (5.9m x 1.8m)

BATHROOM 5' 6" x 5' 6" (1.7m x 1.7m)

MASTER BEDROOM 9' 2" x 12' 1" (2.8m x 3.7m)

BEDROOM 2 8' 10" x 10' 5" (2.7m x 3.2m)

BEDROOM/STUDY 6' 6" x 5' 6" (2m x 1.7m)

DINING ROOM 10' 9" x 9' 2" (3.3m x 2.8m)

%epcGraph_c_1_378%

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