



HINTON & DOWNES  
*residential*

SALES, LETTINGS & MANAGEMENT

## Hutton Gardens

Harrow Weald HA3 6RA

- Three bedroom BISF type ex-local authority house
- Cul-de-sac location close to facilities
- Offered for sale in very good order throughout
- Gas fired central heating and double

£465,000

EPC Rating 'TBC'





## Property Description

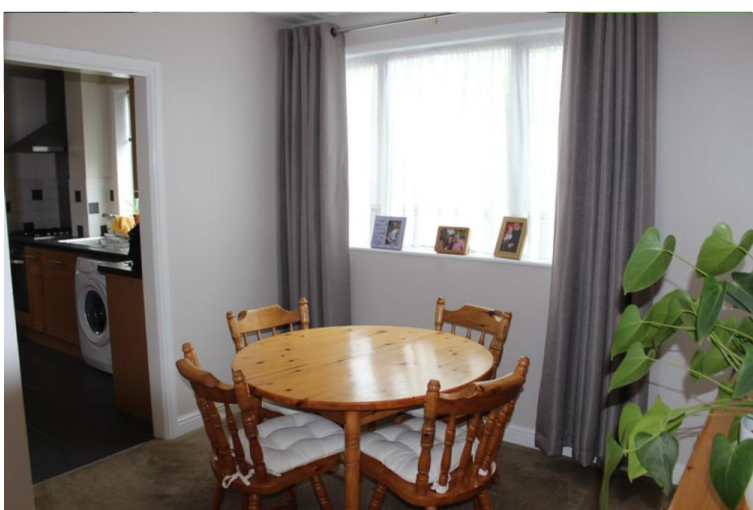
A VERY WELL PRESENTED THREE BEDROOM EX-LOCAL AUTHORITY "BISF" TYPE SEMI DETACHED HOUSE located on this popular residential road within easy reach of facilities. The property has been modernised over the years and benefits from gas central heating, replacement double glazed windows and a replacement roof. Further benefits include good room sizes throughout (including separate lounge and dining room) and a larger than average third bedroom size. An internal inspection comes highly advised.

The accommodation with approximate room sizes is arranged as follows:

Entrance Porch    Endosed storm porch with front door leading to:-

Entrance Hall    Radiator. Understairs storage.

Lounge    13'9 x 12'10. (4.19m x 3.91m). Double glazed window to front aspect. Radiator.





Dining Room 10'5 x 9'8. (3.18m x 2.95m). Double glazed window to rear aspect. Radiator. Dado rail.

Kitchen 10'5 x 8'8. (3.18m x 2.64m). Range of eye and base level units with roll top work surfaces to compliment. Single drainer sink unit with mixer taps. Built in oven and hob. Plumbing for washing machine. Double glazed window to rear aspect. Door to side aspect and garden. Wall mounted combination boiler.

Landing Access to loft space. Double glazed window to side aspect.

Bedroom I 12'8 x 12'2. (3.86m x 3.71m). Double glazed window to front aspect. Radiator. Fitted wardrobe.



Bedroom II 13'9 x 9'2. (4.19m x 2.79m). Double glazed window to rear aspect. Radiator.

Bedroom III 9'10 x 8'8. (3.00m x 2.64m). Double glazed window to front aspect. Radiator.

Bathroom Paneled bath with mixer taps and separate shower unit over. Pedestal hand wash basin. Low level WC. Fully tiled walls. Radiator. Double glazed window to rear aspect.

#### General Information

Front Garden Path to front door. Hedged borders.

Rear Garden Approximately 45ft in length. Lawn and borders. Outhouses (one with outside WC).

Tenure Freehold.





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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 and 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