



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

College Road

Harrow Weald, HA3 6EB

- Five bedroom semi detached house
- Offered for sale in very good order throughout
- Gas central heating and double glazed windows
- Favoured location close to facilities

£825,000

EPC Rating '71'



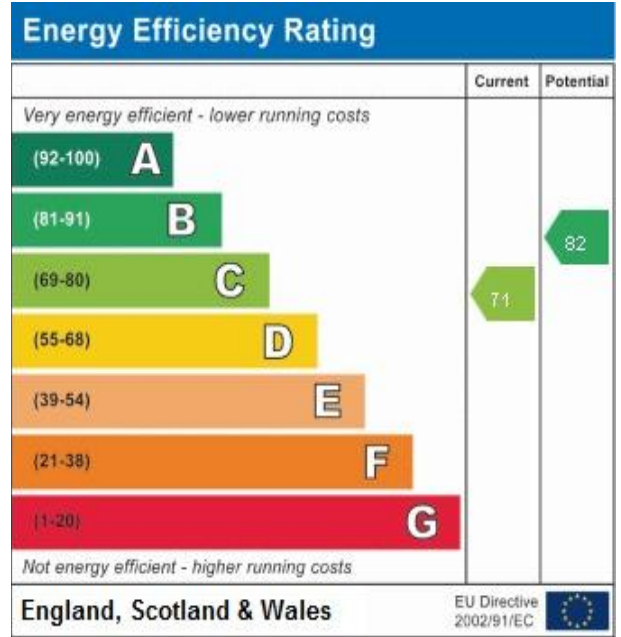




## Property Description

A very well presented semi detached house which has the potential to use as FIVE bedrooms if required. The property offers flexible accommodation over two floors and has potential for a loft conversion which would add further bedrooms if required. The ground floor comprises two separate reception rooms with the rear reception open plan to a bright and spacious conservatory which offers all year round use. In addition, the ground floor features a guests cloakroom, a very well fitted kitchen/breakfast room and a third reception which can easily be used as a fifth bedroom. The first floor accommodation comprises a master bedroom with en-suite shower room, three further double bedrooms and a family bathroom. Off street parking is provided to the front and the rear garden extends to over 100ft in length and offers potential for a large outbuilding to the rear (stpp). As an additional benefit the current owners can offer the house with No Upper Chain. Viewing comes highly advised.



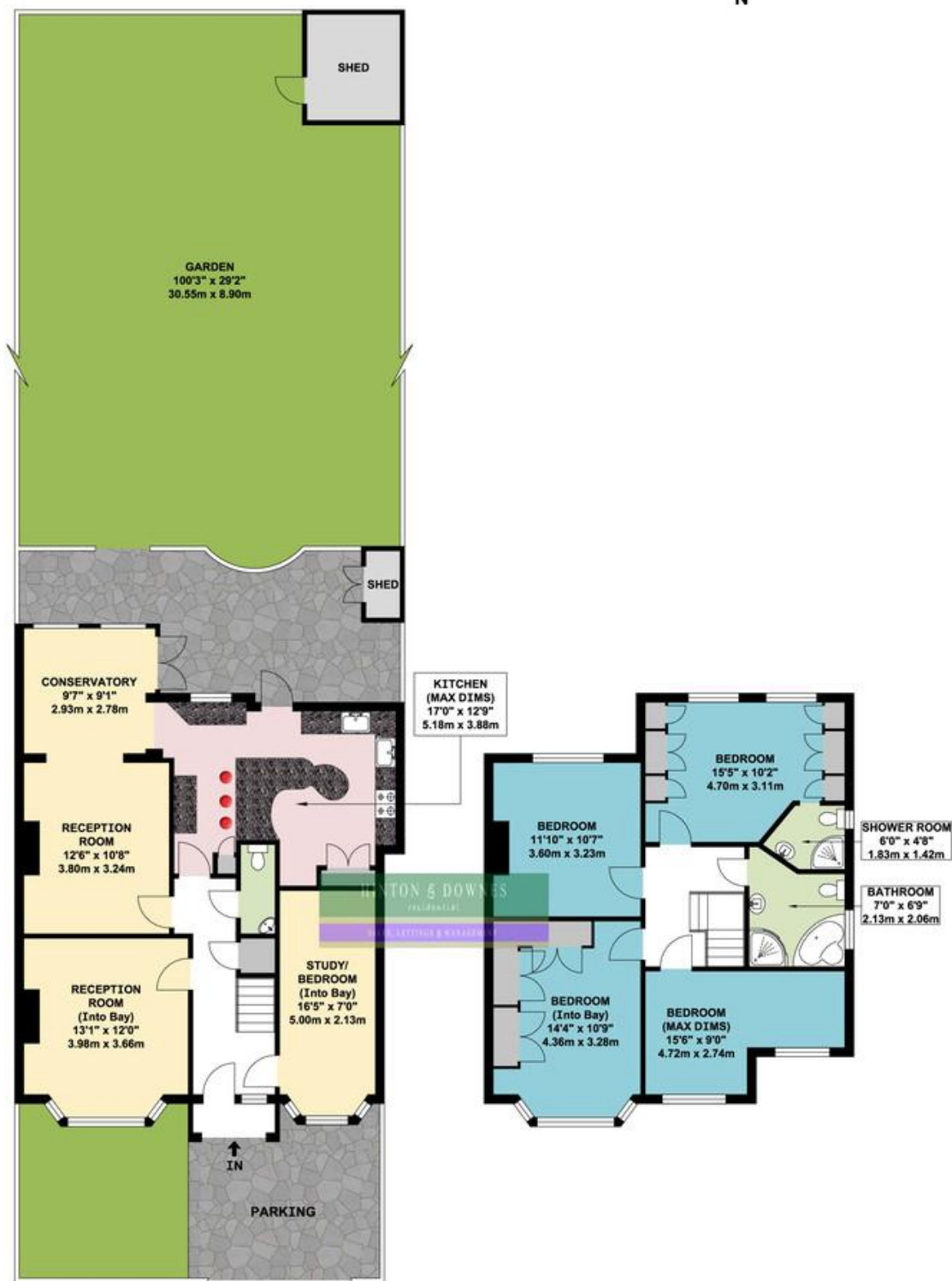








# COLLEGE ROAD HARROW WEALD HA3



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1407.16 SQ. FT / 130.73 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1494.78 SQ. FT / 138.87 SQ. M**

399 High Road  
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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