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HAMPDEN ROAD, HARROW WEALD, MIDDLESEX, HA3 5PS



PRICE....£499,000....FREEHOLD

This competitively priced semi detached house (662 sq ft/61.5 sq m) is set in a quiet yet convenient location, within easy reach of Harrow, Harrow Weald and Hatch End town centres. Headstone Lane (Overground) train station is within half a mile. The accommodation has double glazing and wood flooring throughout and is naturally light as the house benefits from an east/west aspect. There is a living room, a kitchen/dining room, two double bedrooms and a family bathroom. Outside is a 200' rear garden with a patio and main lawn. There is excellent scope for a rear extension, making it future proof for the growing family. Offered with no upper chain.

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COUNCIL TAX

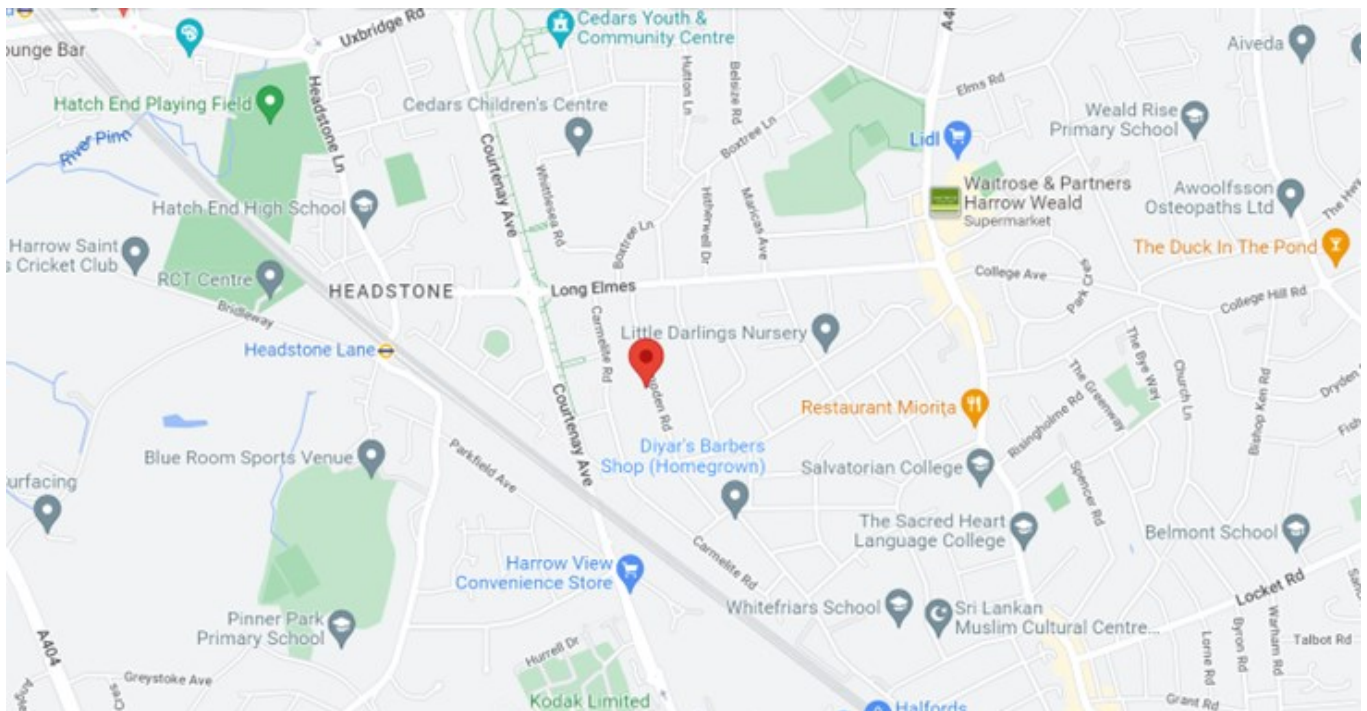
London Borough of Harrow - Band D - £2,042.09

LOCAL SCHOOLS

St Teresa's Catholic Primary School & Nursery - 0.4 Miles
Whitefriars School - 0.6 Miles
Shaftesbury High School - 0.6 Miles

LOCAL TRANSPORT

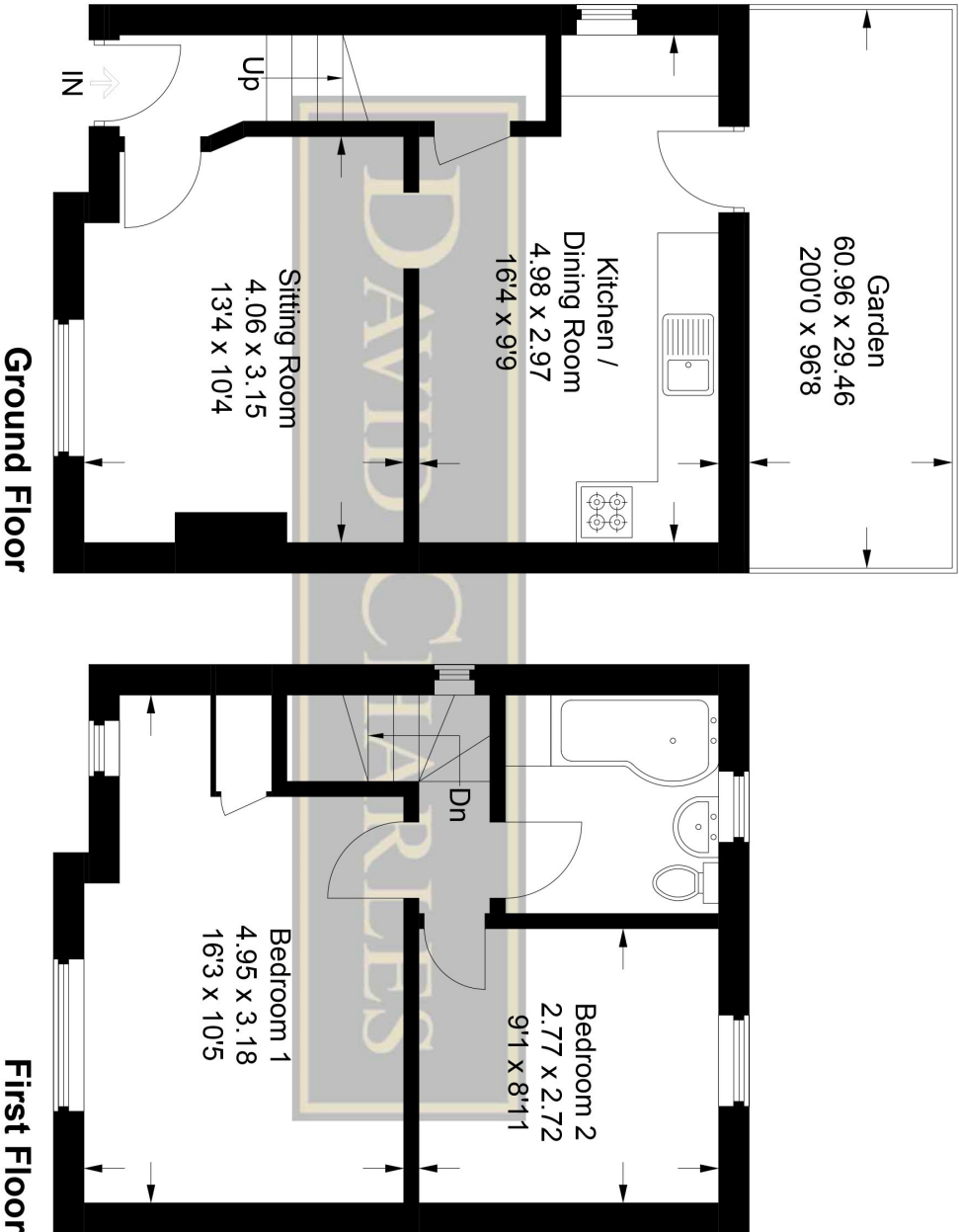
Headstone Lane Station (Overground) - 0.6 Miles
Harrow & Wealdstone Station (Bakerloo Line) - 1.0 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Hampden Road

Approximate Gross Internal Area
Ground Floor = 30.9 sq m / 333 sq ft
First Floor = 30.6 sq m / 329 sq ft
Total = 61.5 sq m / 662 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.