



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Weald Rise

Harrow Weald HA3 7DG

- Three bedroom semi detached house
- Planning granted for a rear and loft extension
- Offered for sale in very good order throughout
- Gas central heating and Double

**Asking Price Of £575,000**

EPC Rating '69'





## Property Description

A LARGER STYLE THREE BEDROOM SEMI DETACHED HOUSE LOCATED ON ONE OF THE AREAS MOST SOUGHT AFTER ROADS. This three bedroom house offers huge scope to be extended with planning in place for a 4.5m extension to the rear and planning granted for a loft conversion to create a sizable house on a premier road within the Harrow Weald area. The existing house benefits from gas fired central heating, double glazed windows, two reception rooms and a rear garden of around 50ft in length. Offered for sale in very good order throughout, an internal inspection comes highly advised.

Porch Entrance - UPVC double glazed.

Spacious Entrance Hall - Radiator. Built in coats/store cupboard. Under stairs cupboard.

Downstairs Cloakroom - Low flush w.c. Wash hand basin. Spotlights. Radiator. UPVC double glazed window.

Front Reception - 14'4 x 11'5 (4.37m x 3.48m) - UPVC double glazed bay window to front. Feature fireplace. Radiator.





Kitchen/Diner/Day Room - 18' x 13' (5.49m x 3.96m) - Comprehensive range of fitted wall, base and drawer units. Wood block worktops. 1 1/2 bowl stainless steel inset sink top with mixer taps. Plumbing for washing machine and ducted for tumble dryer. Stainless steel integrated electric oven. Gas hob. Stainless steel extractor with canopy over. Integral fridge/freezer. UPVC double glazed window to garden. Double glazed patio door. Wall mounted 'Glow worm' gas central heating combination boiler concealed in cupboard. Radiator.

Landing - UPVC double glazed window to side. Access to loft.



Bedroom 1 - 14'6 x 10'9 (4.42m x 3.28m) - UPVC double glazed bay window to front. Radiator.

Bedroom 2 - 13' x 11'9 (3.96m x 3.58m) - UPVC double glazed window to rear. Radiator. Oak wood floor.

Bedroom 3 - 9'0 x 6'8 (2.74m x 2.03m) - UPVC double glazed window to front. Radiator.

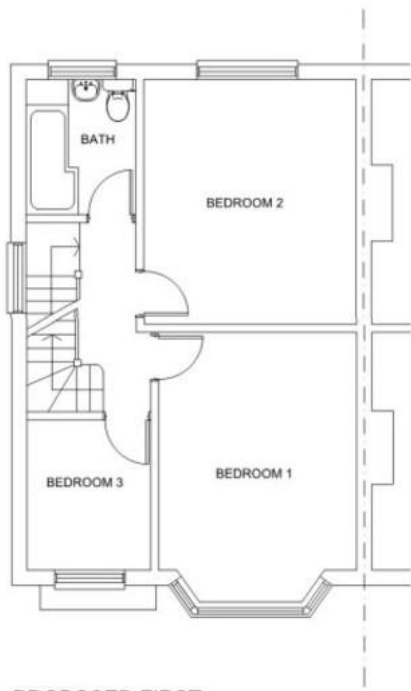
Family Bathroom/W.C. - Fully tiled walls. Modern white suite comprising panelled shower bath with mixer taps and shower attachment with screen; wash hand basin in vanity unit; low flush w.c. Heated towel rail. UPVC double glazed window to rear. Slate effect tiled floor.



Rear Garden - 55' approx. (16.76m approx x 0.00m) - Laid to lawn. Mature shrubs. Borders. Paved rear area. Ornamental gravelled area.

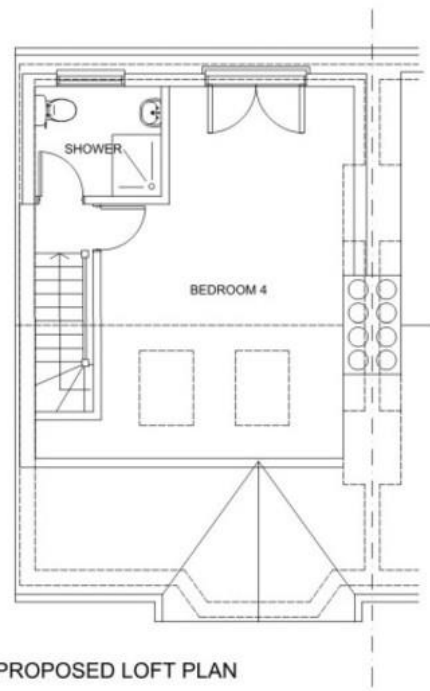
Frontage - Gravel area for off-street parking.



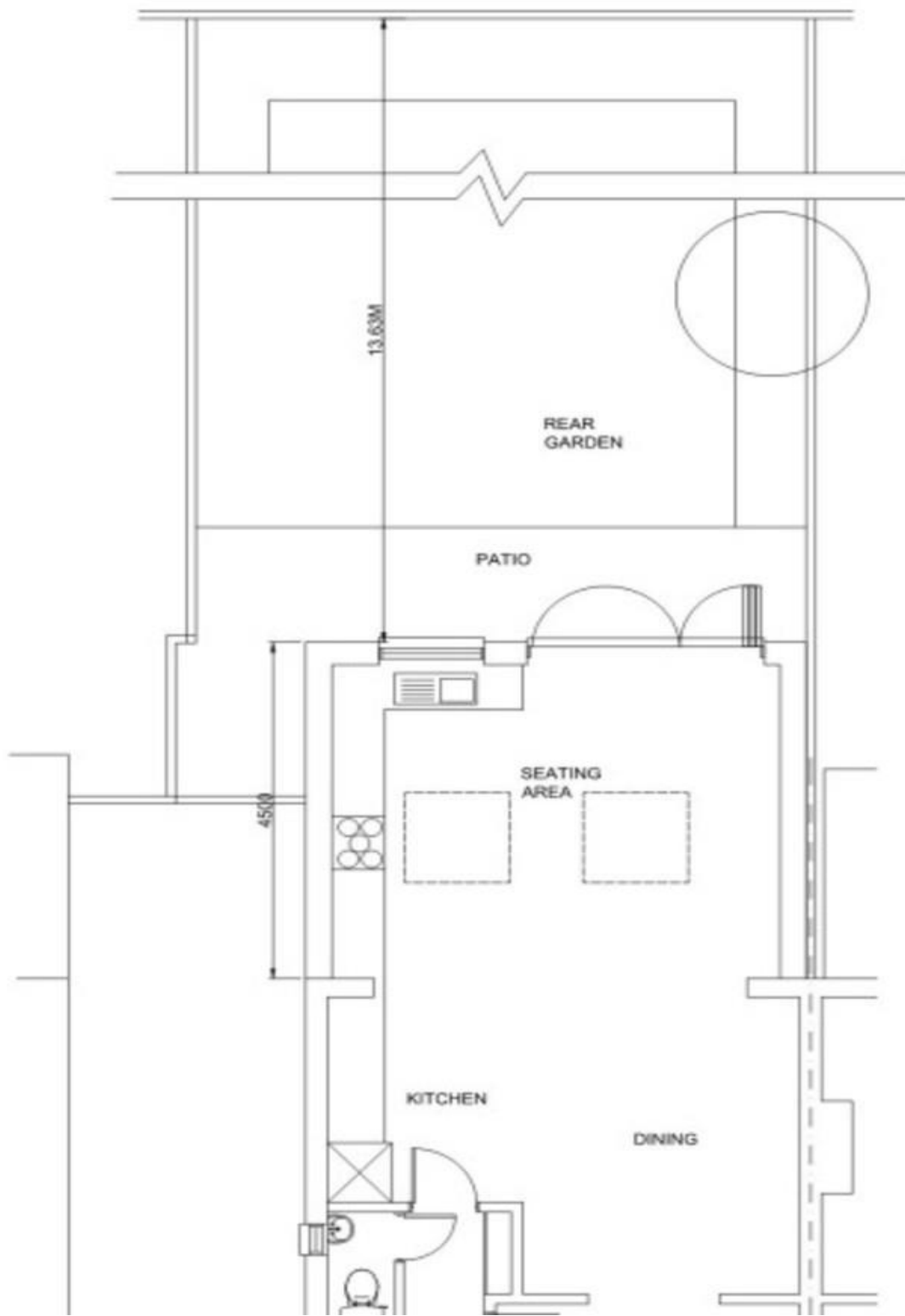


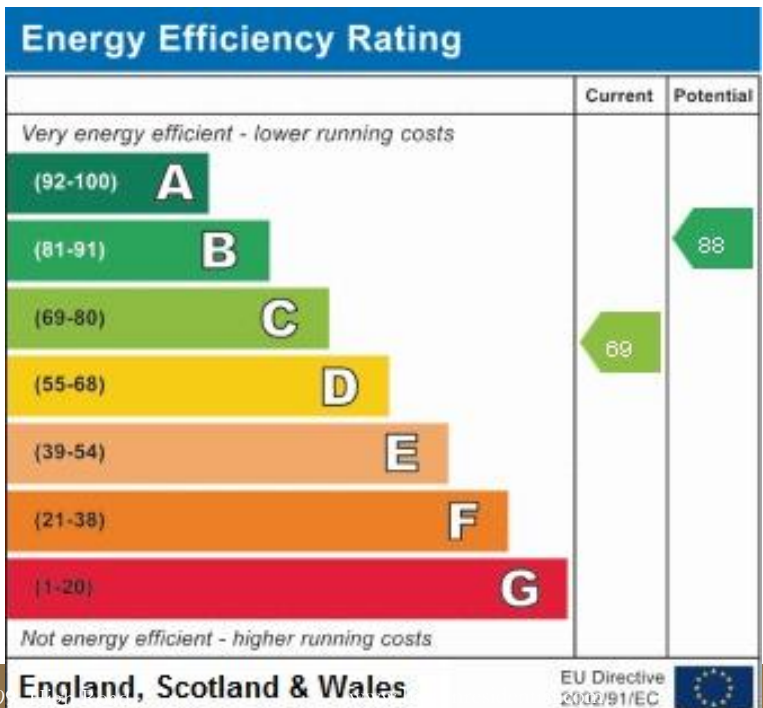
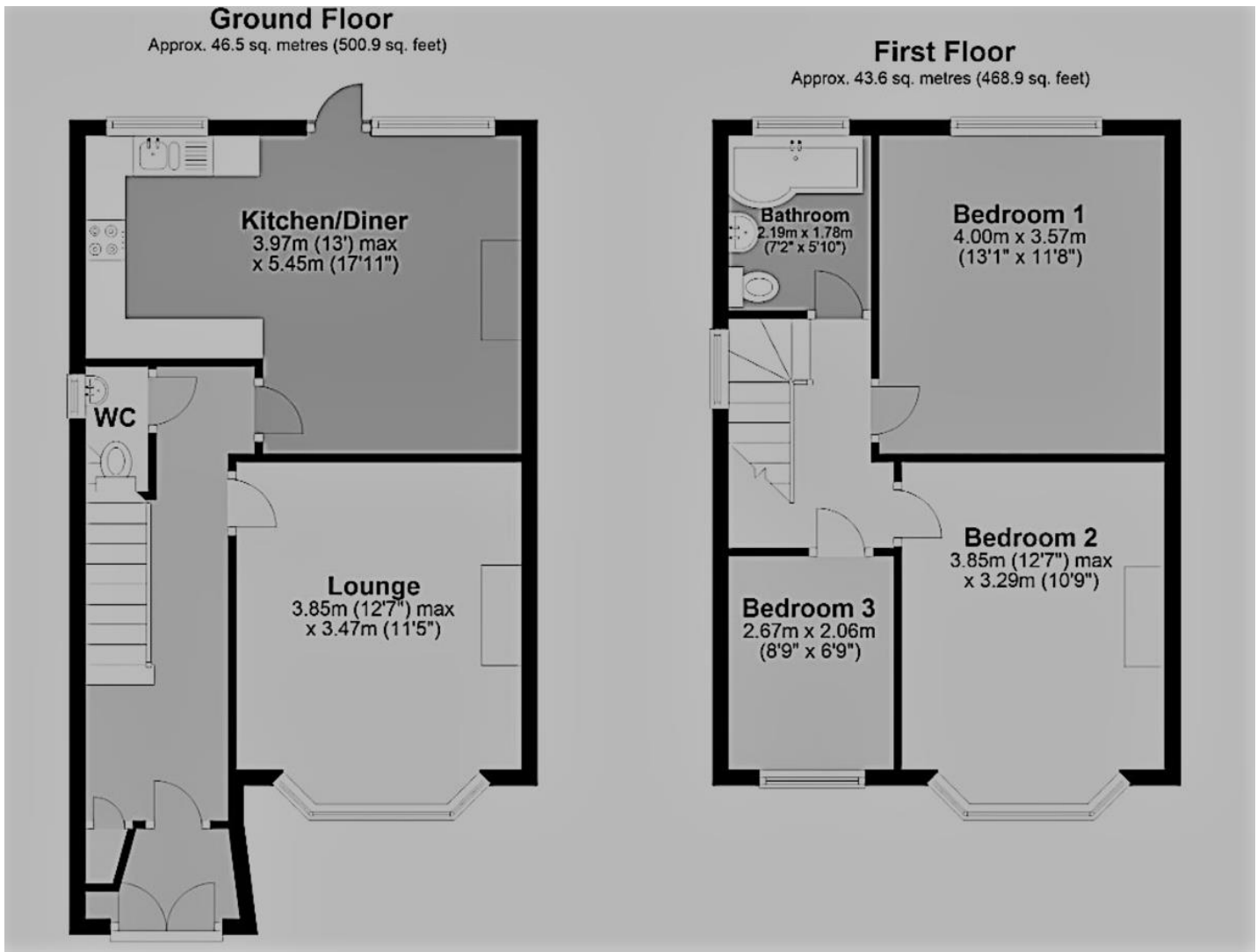
PROPOSED FIRST FLOOR PLAN

0m 1m 5m



PROPOSED LOFT PLAN





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