



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

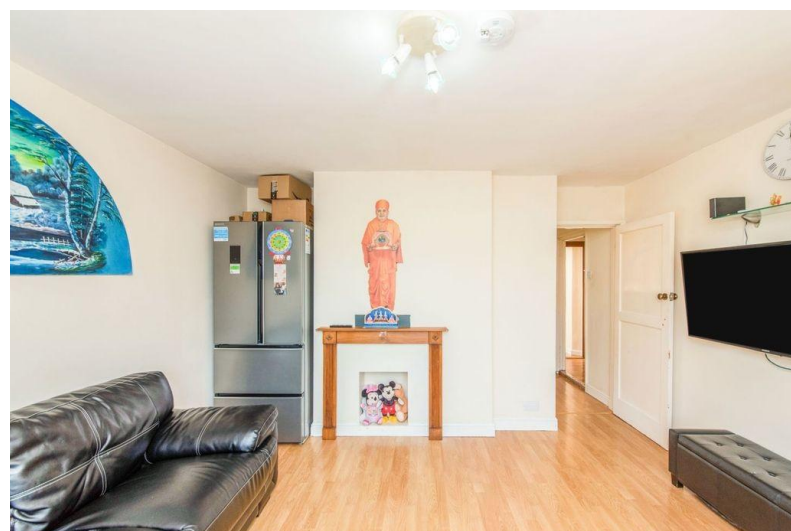
Stafford Road

Harrow Weald HA3 6NA

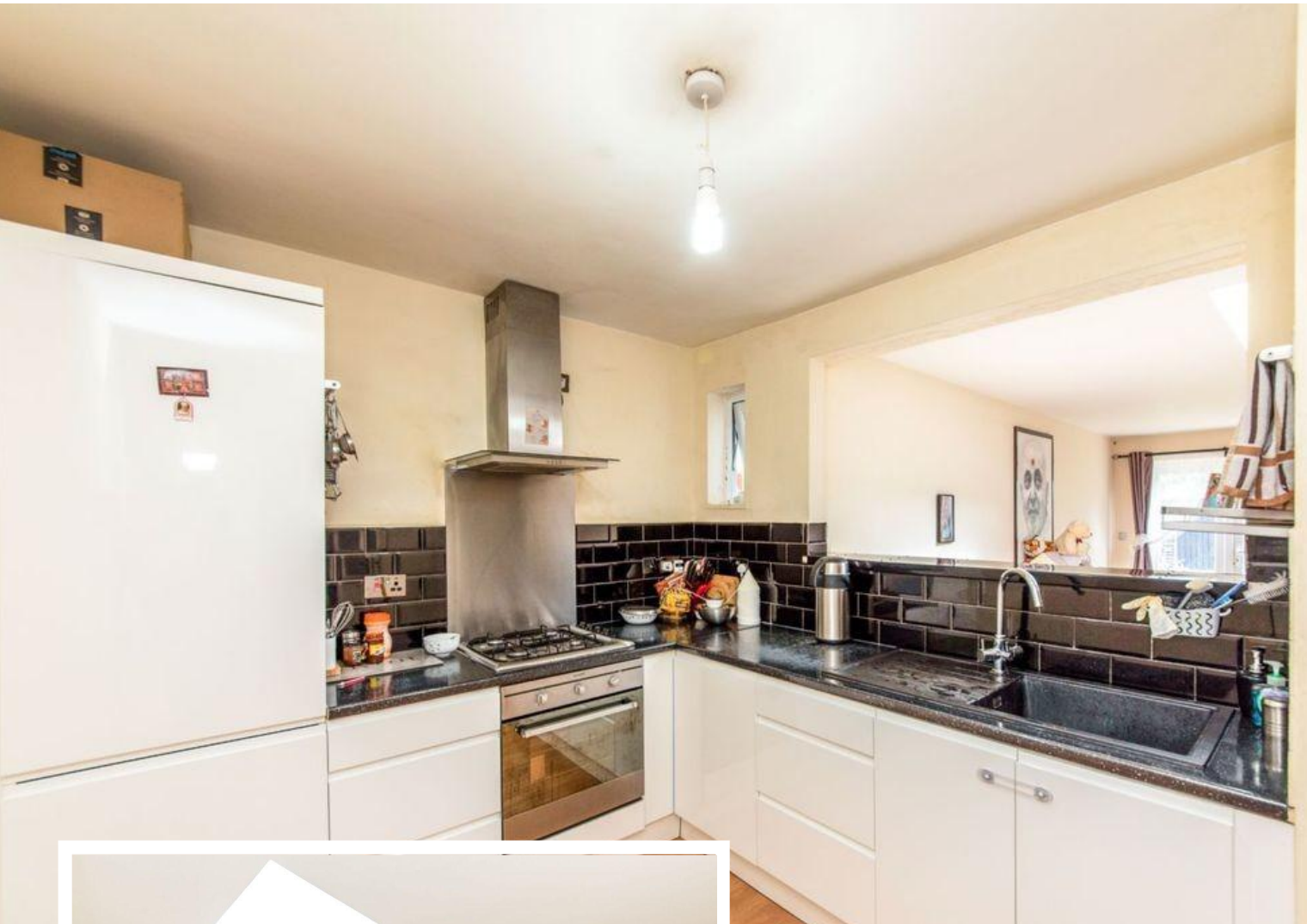
- Three bedroom terraced house
- Good sized rear extension
- Offered for sale in very good order throughout
- Gas central heating and Double glazed windows

Guide Price **£500,000**

EPC Rating '57'







## Property Description

A THREE BEDROOM EX-LOCAL AUTHORITY TERRACED HOUSE offered for sale in good order throughout and benefitting from a 6 meter rear extension. This ex-local authority house benefits from gas fired central heating, double glazed windows and generous room sizes including a lounge, sizable kitchen/diner and the rear reception within the extension. The property is located on a pleasant residential road within easy reach of facilities in the surrounding area and would make an ideal First Time or Investment purchase. An internal inspection comes highly advised by the owners Agents.







Total floor area 91.0 sq. m. (980 sq. ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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.