



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

Boxtree Lane

Harrow Weald HA3 6JU

- Five bedroom semi detached house
- Offered for sale in good order throughout
- Gas central heating and double glazed windows
- Secure gated parking

Asking Price Of **£875,000**

EPC Rating '76'

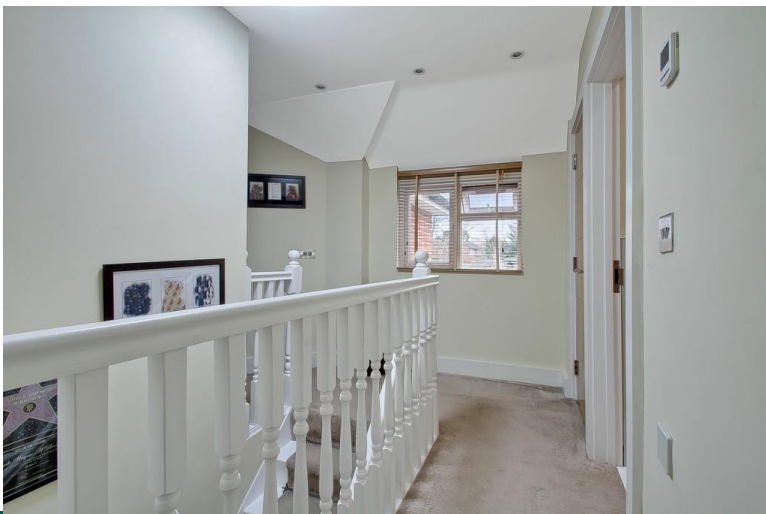






## Property Description

AN EXTENDED SEMI DETACHED HOUSE with secure gated parking well positioned for shopping and transport facilities and the an open outlook onto parkland. The house comes to the market in very good order throughout with superb accommodation over two floors. The house offers flexible accommodation and could be used as up to five bedrooms (two on the ground floor), The ground floor (in addition to two potential bedrooms) has a lounge and a huge open plan kitchen/diner with a utility room and ground floor shower room. The first floor accommodation comprises a master bedroom with en-suite, two further bedroom and a family bathroom. The rear garden extends to around 80ft with a useful outbuilding and the front garden has been covered to provide off street parking with remote gates giving a great sense of security. Viewing highly advised.











**BOXTREE LANE  
HARROW WEALD HA3**



**GROUND FLOOR**

**FIRST FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 1306.73 SQ. FT / 121.40 SQ. M**

**APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE OUTBUILDING 1482.19 SQ. FT / 137.70 SQ. M**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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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