



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

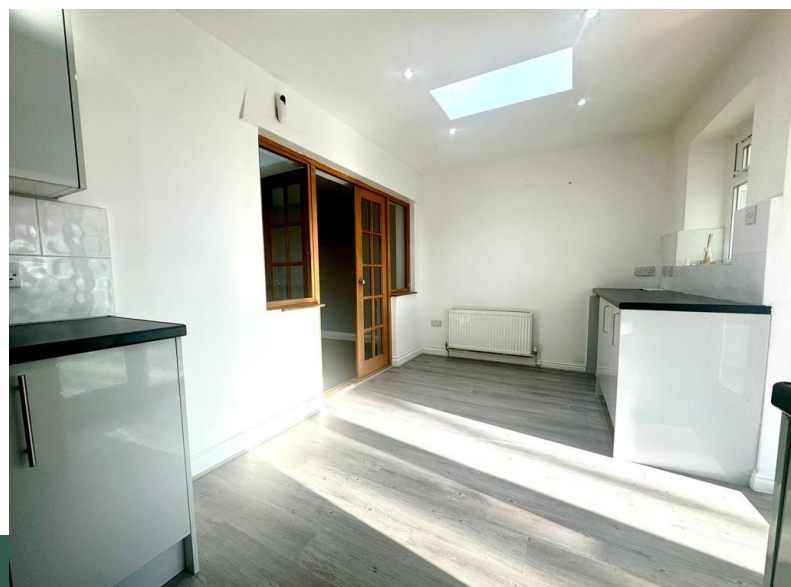
## Long Elmes

Harrow HA3 5JY

- Four bedroom end of terraced house
- Two bathroom
- Off street parking
- Newly redecorated

**Offers In Excess Of £550,000**

EPC Rating '62'







## Property Description

A recently redecorated FOUR BEDROOM, TWO BATHROOM END OF TERRACED HOUSE situated on a popular road in Harrow Weald, within easy access to Harrow & Wealdstone Station, local transport and shopping facilities. The property benefits from having off street parking to the front, two bathrooms and a conservatory to the rear for additional living space. Comprises:- Through lounge, modern fitted kitchen, conservatory to the rear with bi-folding doors that lead out on the large, rear garden. Downstairs fourth bedroom with en-suite shower room. Upstairs has three bedrooms (two doubles and one single) and the family bathroom with corner bath and shower over. There is potential for further extension into the loft (STPP) The property is available with no onward chain, internal inspection is strongly recommended.

ENTRANCE HALL 5' 7" x 10' 8" (1.71m x 3.26m)

RECEPTION ROOM 11' 3" x 22' 7" (3.44m x 6.89m)

KITCHEN/DINER 9' 0" x 15' 11" (2.76m x 4.86m)





CONSERVATORY 10' 5" x 13' 5" (3.2m x 4.1m)

BEDROOM ONE 11' 11" x 10' 5" (3.64m x 3.19m)

BEDROOM TWO 10' 4" x 10' 10" (3.15m x 3.32m)

BEDROOM THREE 9' 6" x 6' 5" (2.91m x 1.96m)

BATHROOM 7' 7" x 6' 6" (2.33m x 1.99m)

BEDROOM FOUR 7' 8" x 7' 8" (2.36m x 2.34m)

ENSUITE 2' 7" x 7' 8" (0.81m x 2.34m)



SCHOOLS WITHIN 1 MILE Kingsley High School - Ofsted 'Outstanding'

Cedars Manor - Ofsted 'Good'

Salvatorian Roman Catholic College - Ofsted 'Good'

St Theresa's Primary - Ofsted 'Good'

Whitefriars School - Ofsted 'Good'

Hatch End High - Ofsted 'Good'

Sacred Heart Language College - Ofsted 'Good'

Hujjat School - Ofsted 'Good'

Pinner Park Primary School - Ofsted 'Good'

Weald Rise - Ofsted 'Good'

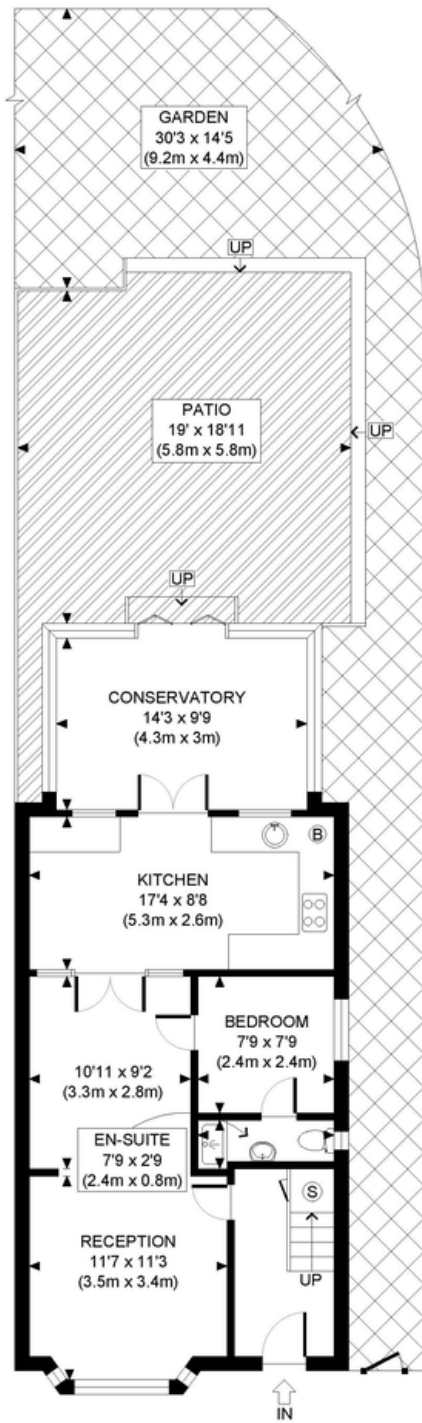




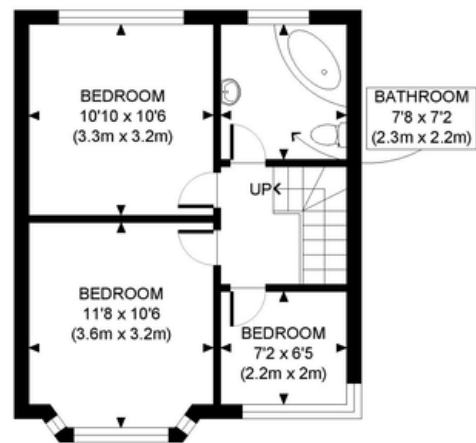


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		





GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 686 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 400 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 1086 SQ FT/ 101 SQM

## PROPERTY PHOTO PLANS .CO.UK

ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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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 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