



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

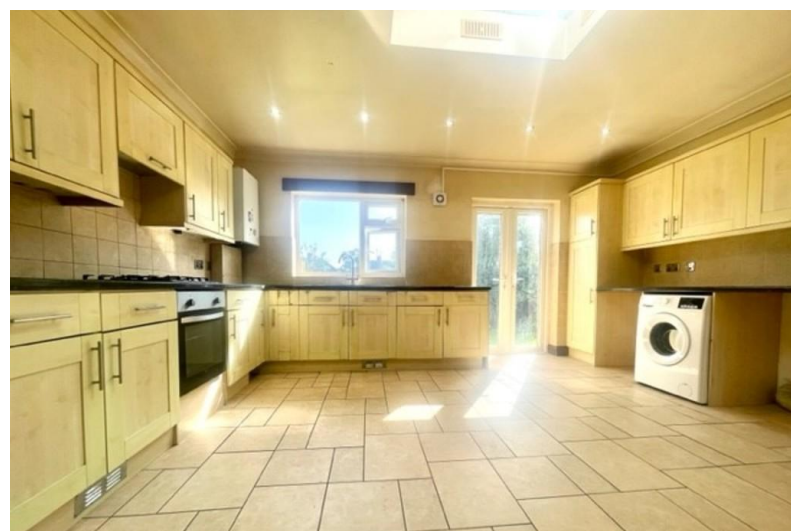
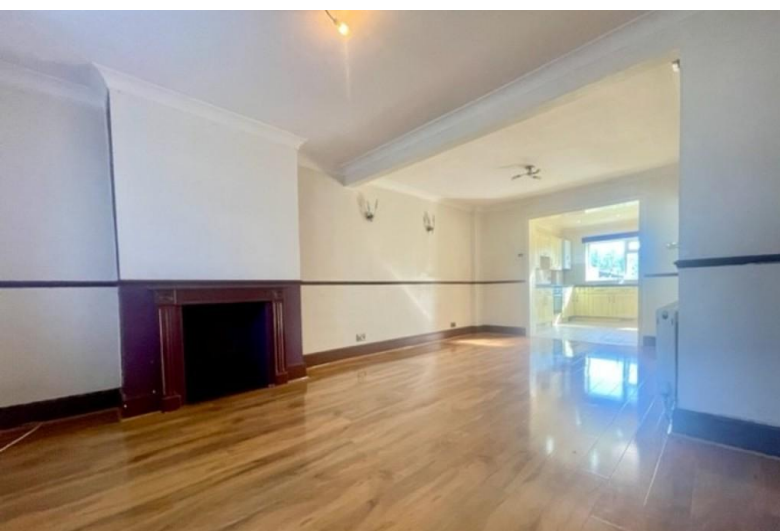
Hampden Road

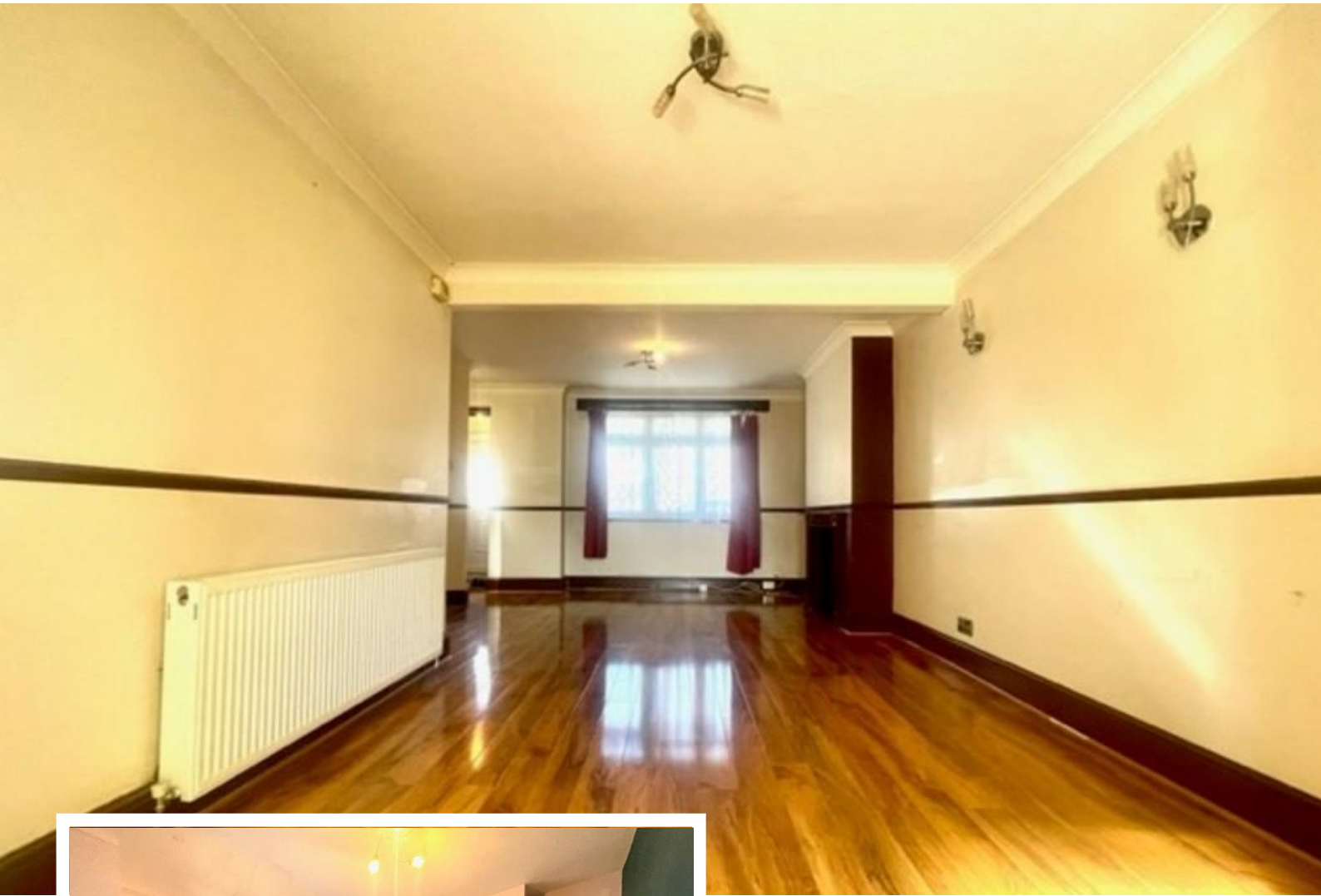
Harrow HA3 5PR

- Three bedroom semi detached house
- Extended to the rear
- Off street parking
- Close to local transport

Asking Price Of **£495,000**

EPC Rating '67'





Property Description

A well presented, EXTENDED THREE BEDROOM SEMI-DETACHED house with off street parking to the front and large, private rear garden to the rear. The property is well situated in the Harrow Weald area, within easy reach to Harrow & Wealdstone Station (fast train to London Euston and Harrow & Wealdstone Station - Bakerloo line) and many local Schools. The property benefits from being extended downstairs, has double glazed windows, a porch to the front and comprises the following:- Large through lounge, leading onto the modern fitted kitchen with patio doors leading out onto the large, rear garden. Downstairs family shower room with shower cubide, w.c and wash hand basin. Upstairs has three bedrooms (2 doubles and 1 single) all of which are a good size.

RECEPTION ROOM 13' 3" x 20' 8" (4.06m x 6.32m)

KITCHEN 15' 8" x 12' 2" (4.78m x 3.72m)

BATHROOM 5' 7" x 9' 10" (1.71m x 3.02m)

BEDROOM ONE 10' 4" x 16' 4" (3.15m x 4.98m)



BEDROOM TWO 9' 2" x 10' 0" (2.8m x 3.06m)

BEDROOM THREE 7' 0" x 6' 9" (2.15m x 2.08m)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		