



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Weighton Road

Harrow Weald HA3 6HZ

- 5 bedroom semi detached house
- Benefitting from 5 showers and 4 W.C
- Off street parking
- South facing garden

Asking Price Of **£750,000**

EPC Rating '57'





Property Description

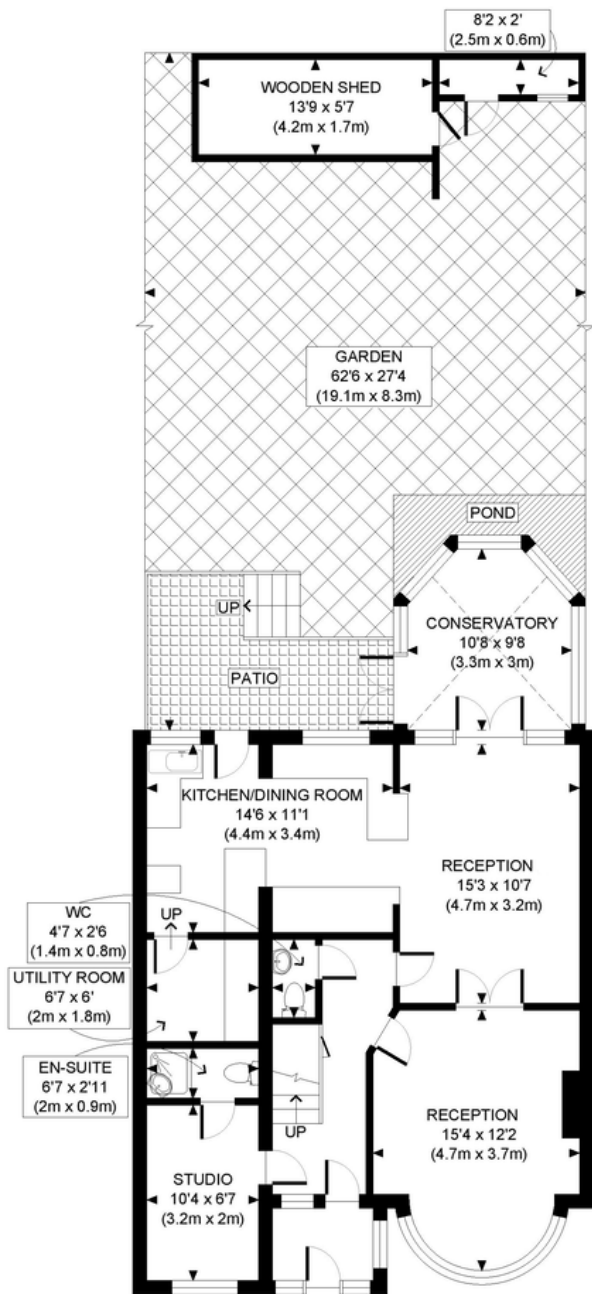
A stunning and unique 5 BEDROOM HOUSE WITH 5 SHOWERS conveniently located on Weighton Road with access to Waitrose, Iceland and Lidl as well as local shops and within easy reach of bus routes. The extensive property comprises; A bay fronted reception room with underfloor heating, a second reception room suitable for dining which is open to the large kitchen where there is access to the utility room, off of the dining room there is a conservatory with heating so it can be utilised all year round, there is a single bedroom at the front of the house with an en-suite shower room and a separate W.C. On the first floor there is a large family bathroom, two double bedrooms both with fitted wardrobes and walk in showers, a good sized third bedroom with an en-suite shower room and a fourth single bedroom. The property benefits from gas central heating and double glazed windows throughout.

The garden is south facing, there is access from the kitchen and the conservatory. There is a large outbuilding at the bottom of the garden with electricity, currently being used for storage.

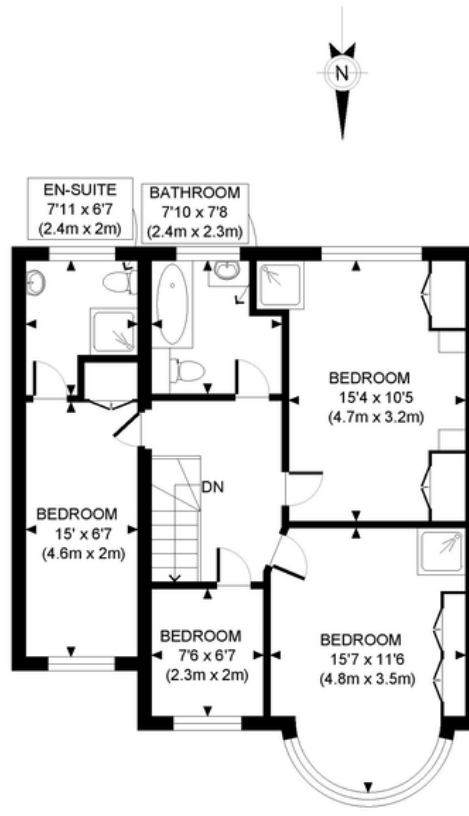




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 876 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 700 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 1670 SQ FT/ 155 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 1576 SQ FT/ 146 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 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