



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Risingholme Close

Harrow Weald HA3 7ET

- Three bedroom detached house with own driveway
- Large double garage
- Scope to extend to all three sides (stpp)
- Cul-de-sac location

Asking Price Of **£650,000**

EPC Rating 'TBC'





Property Description

A THREE BEDROOM DETACHED HOUSE WITH OWN DRIVEWAY TO A DOUBLE GARAGE located at the end of a sought after cul-de-sac offering ample scope to extend to all side (stpp). The property benefits from gas fired central heating, double glazed windows, a 28'3 through lounge/diner and a good sized third bedroom of 9'4 x 7'6. The property is well positioned for local shopping and transport facilities, including that of Harrow/Wealdstone BR/Bakerloo line station. One particular feature to the property is the 29' x 16'8 garage which is approached the aforementioned own driveway with remote door. An internal inspection comes highly advised.

The accommodation with approximate room sizes is arranged as follows:

Entrance Hall Stairs to first floor landing. Radiator.

Lounge/Diner 28'3 x 11'10. (8.62m x 3.61m). Double glazed window to front aspect. Radiator. Feature fireplace. Double glazed patio doors to rear aspect and garden. Further radiator.





Kitchen 9'8 x 9'8. (2.95m x 2.95m). Comprising a range of eye and base level units with work surfaces to compliment. Single drainer sink unit with mixer taps. Gas cooker point. Part tiled walls. Plumbed for washing machine. Double glazed window to rear aspect. Door to side aspect and garden

First Floor Landing

Bedroom I 13'10 x 10'9 measured to wardrobes. (4.22m x 3.30m). Double glazed window to front aspect. Radiator. Range of fitted wardrobes

Bedroom II 14'1 x 10'4. (4.29m x 3.15m). Double glazed window to rear aspect. Radiator.

Bedroom III 9'4 x 7'6. (2.85m x 2.29m). Double glazed window to front aspect. Radiator.

Bathroom Panelled bath. Inset vanity wash hand basin. Part tiled walls. Double glazed window to rear aspect.

Separate WC Low level WC. Window to side aspect.

General Information

Front Garden Hardstanding to provide off street parking.

Rear Garden Approximately 50ft in length and wider than average at around 90ft at its widest. Garden shed. Space to the side with a garden shed.

Garage Large garage measuring approximately 29' x 16'8. Remote up and over door. Power and light. Approached via long own driveway which, with the frontage, offers off street parking for multiple vehicles.

Tenure Freehold



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		

RISINGHOLME CLOSE
HARROW WEALD HA3



APPROX. GROSS INTERNAL FLOOR AREA 935.59 SQ. FT / 86.92 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