



HINTON & DOWNES  
residential

SALES, LETTINGS & MANAGEMENT

Park Crescent

Harrow HA3 6EU

- Three bedroom semi detached house
- Two reception rooms
- Off street parking
- Potential for extension (STPP)

Asking Price Of **£550,000**

EPC Rating '61'







## Property Description

A SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE WITH OFF STREET PARKING conveniently located within walking distance to local bus routes, local shops and supermarkets. The property comprises a front reception room with bay fronted windows, a good sized second reception room, a separate kitchen with access out to the rear garden. Upstairs there are two very good sized double bedrooms, a larger than average single bedroom and a family bathroom with bath and overhead shower attachment. The property is in need of modernisation and benefits gas central heating and double glazed windows. Internal inspection strongly advised.

KITCHEN 10' 9" x 6' 11" (3.28m x 2.11m)

RECEPTION ROOM TWO 10' 9" x 10' 11" (3.30m x 3.35m)

RECEPTION ROOM 11' 10" x 10' 9" (3.62m x 3.29m)

BEDROOM ONE 13' 3" x 10' 5" (4.05m x 3.20m)





BEDROOM TWO 11' 1" x 10' 5" (3.39m x 3.19m)

BEDROOM THREE 9' 5" x 7' 0" (2.89m x 2.15m)

BATHROOM 7' 0" x 7' 1" (2.15m x 2.17m)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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