



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Park Crescent

Harrow HA3 6ET

- Three bedroom semi detached house
- Garage to the side
- Potential for extension (STPP)
- Larger than average

Asking Price Of £650,000

EPC Rating '63'



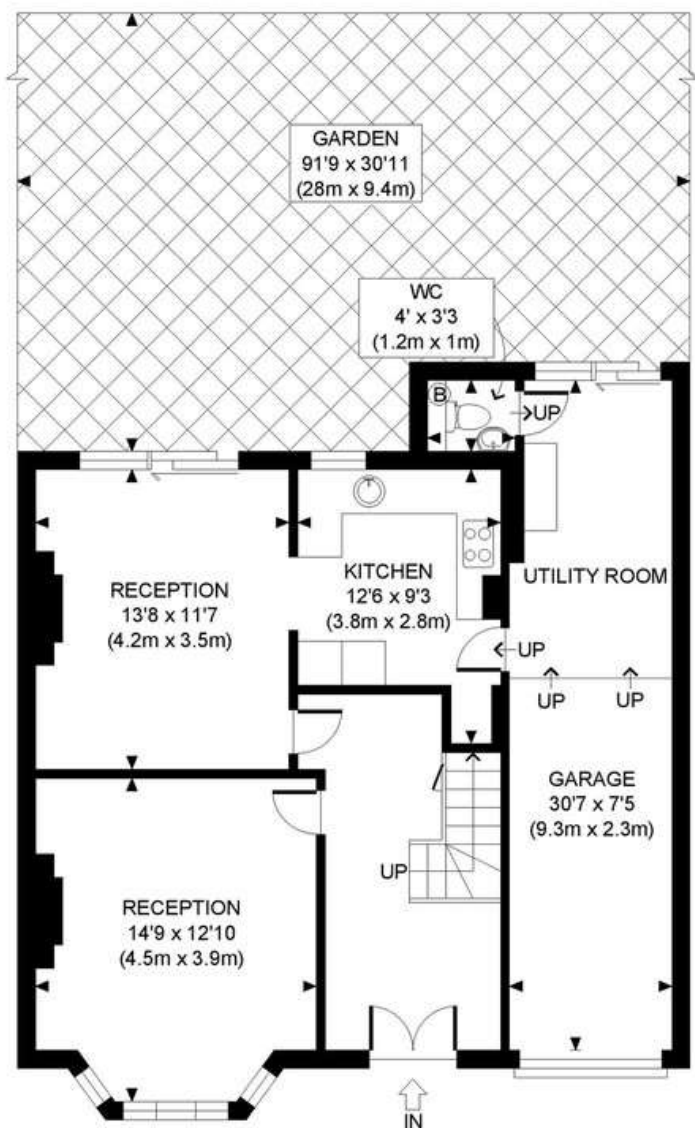


Property Description

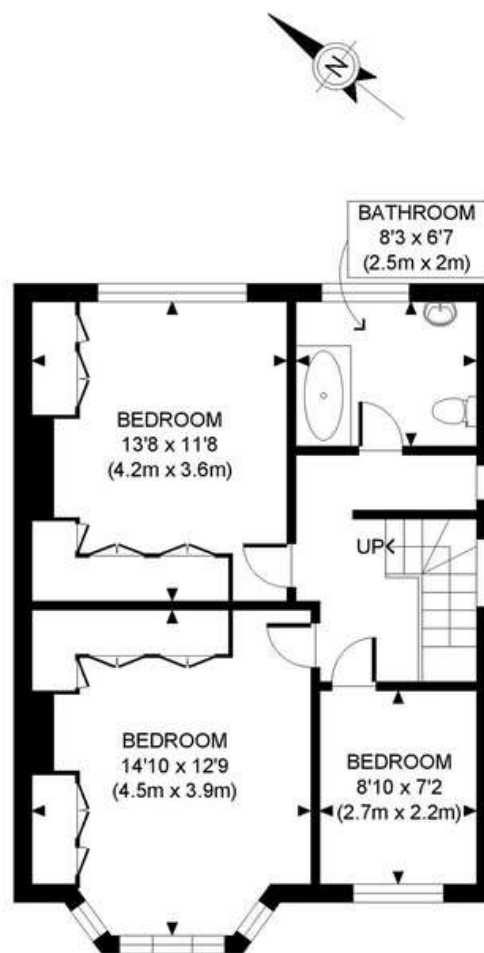
A LARGE THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE located on this popular residential close to the amenities of the High Road including Waitrose, Lidl and Iceland as well as being ideally situated for local bus routes. The property comprises; a spacious bay fronted reception room, a second reception open to the large kitchen fitted with appliances, two large double bedrooms with fitted wardrobes, a third small double bedroom and a good sized family bathroom with bath and overhead shower. The property further benefits from a large rear garden, off street parking, double glazed windows and gas central heating. The property has great potential for extension and previously had planning permission (now lapsed) for a double side story extension. Internal inspection highly advised.







GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA WITH GARAGE 833 SQ FT
 FLOOR AREA WITHOUT GARAGE 596 SQ FT



FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 558 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1391 SQ FT/ 129 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1154 SQ FT/ 107 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 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 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