



HINTON
residential

SALES, LETTINGS & MANAGEMENT

College Hill Road

Harrow HA3 7BT

- Four bedroom semi detached house
- Two bathrooms
- Downstairs W.C
- Hand crafted kitchen

Asking Price Of **£799,999**

EPC Rating '62'





Property Description

An immaculately presented and EXTENDED FOUR BEDROOM SEMI DETACHED HOUSE located on a highly sought-after residential road close to the amenities on the High Road of Harrow Weald including Waitrose, Lidl and Harrow Weald Bus Garage.

The ground floor comprises; a bay fronted through lounge with access to the large rear garden via sliding doors from the dining area, a large hand crafted kitchen with Iroko worktops and space to dine featuring a butler sink, and space for a double range cooker, dishwasher and washing machine, there is also a downstairs W.C and a snug

. Upstairs there is a family bathroom, two large double bedrooms with wardrobes, a third smaller double room and a fourth bedroom located in the loft conversion fitted with ample storage and a shower room. The garden is approximately 68ft in length and there is an outbuilding at the rear which houses two office spaces and a storage unit.



SCHOOLING Located within one mile of:

Weald Rise Primary School - Ofsted rated 'Good'

Salvatorian College - Ofsted rated 'Good'

Sacred Heart Language College - Ofsted rated 'Outstanding'

Whitefriars School - Ofsted rated 'Outstanding'

Within two miles of:

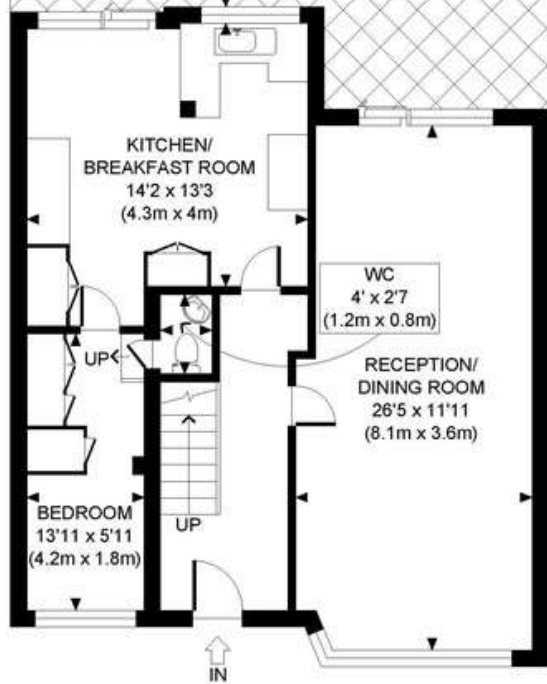
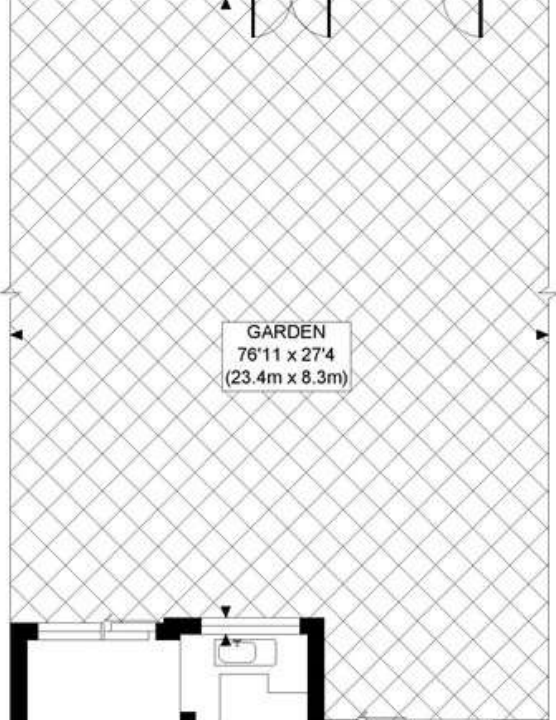
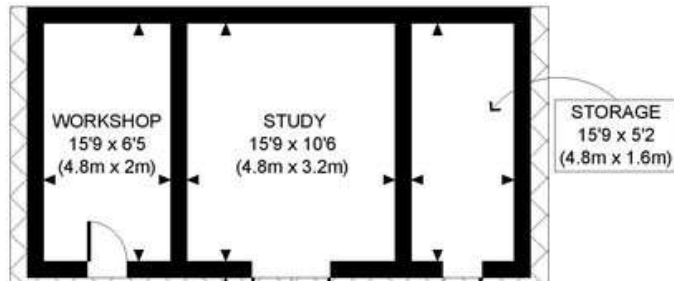
Avanti House - Private school

Hujjat Primary school - Ofsted rated 'Good'

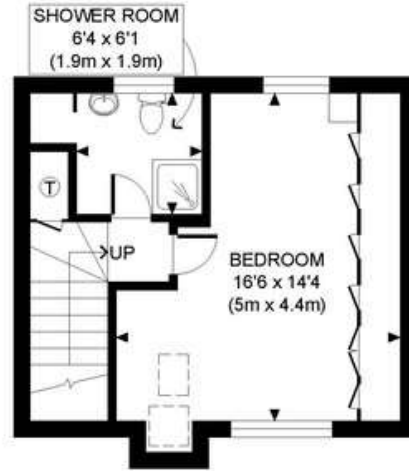
Hatch End High School - Ofsted rated 'Good'



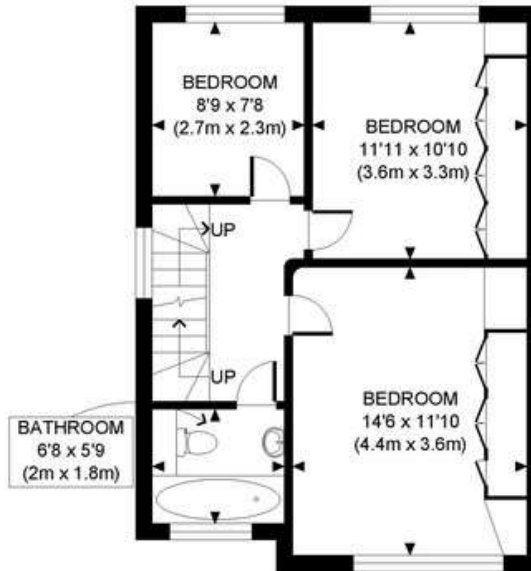




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 715 SQ FT



SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 312 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 496 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 1897 SQ FT/ 176 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 1523 SQ FT/ 141 SQM

PROPERTY PHOTO PLANS.COUK
 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 | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |