



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Elms Road

Harrow Weald, HA3 6BQ

- Four bedroom
- Link detached house
- Garage
- Driveway

Asking Price Of £795,000

EPC Rating '61'





Property Description

Situated on this sought after residential road in Harrow Weald, this four bedroom detached property offers spacious accommodation over two floors and is situated within a moments walk from the Harrow Weald High Road with its ample shopping and transport facilities. Local schools and places of worship are also within very easy reach.

The property has recently been redecorated and benefits from gas fired central heating, double glazed windows and a garage with driveway. The accommodation comprises (Ground Floor):- Reception Hall, Guests Cloakroom, Through Lounge with arch to Dining Room and a kitchen/breakfast room. (First Floor):- Spacious Landing, Master Bedroom with en-suite Three Further Bedrooms and Family Bathroom. Gardens to both front and rear. Garage with own driveway providing off street parking to the front. An internal inspection comes highly advised by the owners Sole Agents. No Upper Chain.

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 WITH GARAGE 747 SQ FT
FLOOR AREA WITHOUT GARAGE 611 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 605 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE : 1352 SQ FT: 126 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE : 1206 SQ FT: 112 SQM

PROPERTY PHOTO PLANS COLK
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, possibility is taken for any errors, omissions, or misstatement. No guarantee as to the operability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		