



HINTON
residential

SALES, LETTINGS & MANAGEMENT

College Avenue

Harrow HA3 6EY

- Three double bedroom
- Extended semi detached house
- Scope for further extension (STPP)
- Downstairs W.C

Offers in excess of £675,000

EPC Rating 'TBC'





Property Description

A beautifully presented THREE DOUBLE BEDROOM semi detached house with off street parking to the rear with a DETACHED GARAGE. The property is conveniently located for access to the shops of the High Road (including Waitrose, Iceland and Lidl) as well as access to local transport from Harrow Weald Bus Garage.

The ground floor comprises a south facing through lounge with bay fronted windows, a very spacious third reception room with access to the guest W.C and a eat-in kitchen fitted with appliances such as double oven, gas hob, washing machine and dishwasher.

On the first floor there is a large master bedroom with bay fronted windows, a second double room overlooking the gardens and a third room which has been extended to create space for a double bed and wardrobes. There is also a modern family shower room.

The gardens have been very well maintained and at the rear of the back garden there is a detached garage, perfect for storage or conversion.



There is opportunity for further extension (STPP).

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'

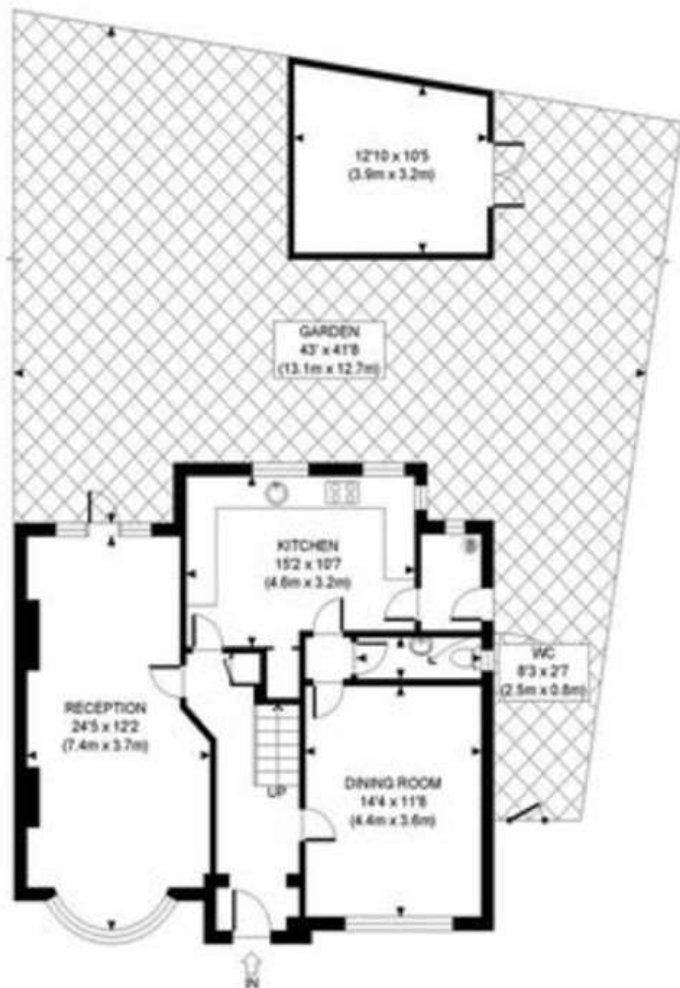
Avanti House - Private school

Hujjat Primary school - Ofsted rated 'Good'

Hatch End High School - Ofsted rated 'Good'







GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 765 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 508 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 1411 SQ FT/ 131 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 1274 SQ FT/ 118 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.

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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