



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Belmont Road**

Harrow HA3 7PP

- Five bedroom semi-detached house
- Extended
- Detached double garage
- Well maintained throughout

**Offers In Excess Of £650,000**

EPC Rating '62'





## Property Description

A well presented and extended FIVE BEDROOM SEMI DETACHED HOUSE with DETACHED DOUBLE GARAGE located on this popular residential road close to local transport, amenities and schools. The property is well presented throughout and benefits from double glazed windows, gas central heating and off street parking. Internal inspection highly advised.

The ground floor comprises a good sized entrance hall leading to the bay fronted through lounge with direct access into the bright rear conservatory housing the utilities, a modern fitted kitchen diner with double oven, gas hob and ample storage and a guest W.C.

On the first floor there is a family bathroom (tiled floor to ceiling) with bath, overhead shower, W.C and basin, a spacious south facing master bedroom with fitted wardrobes, two further double bedrooms (one with fitted wardrobes) and two good sized single bedrooms (one with fitted wardrobes).

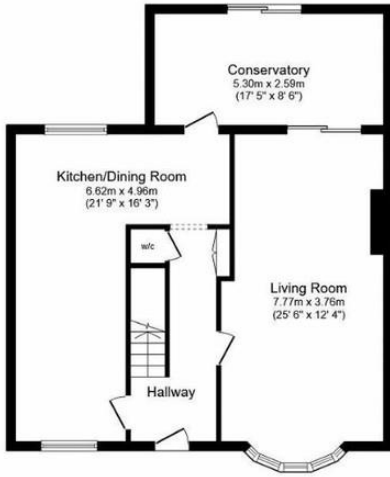
The rear garden is laid to lawn, has a large patio area with a side access and access to the double garage to the rear.



SCHOOLS WITHIN ONE MILE: Priestmead Primary School and Nursery - Ofsted 'Excellent'  
St Josephs Catholic Primary School - Ofsted 'Good'  
Belmont School - Ofsted 'Good'  
Elmgrove Primary School and Nursery - Ofsted 'Good'  
The Sacred Heart Bilingual School - Ofsted 'Good'  
St Jerome School - Ofsted 'Good'  
Weald Rise - Ofsted 'Good'  
Alpha Prep School - Independent  
Salvatorian Roman Catholic College - Ofsted 'Good'

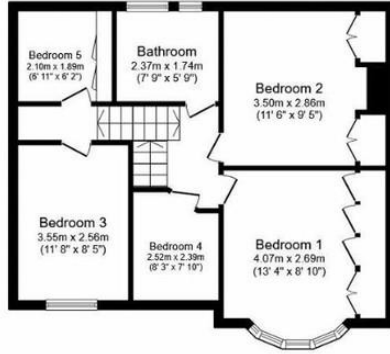






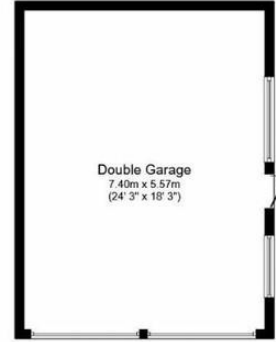
### Ground Floor

Floor area 76.2 m<sup>2</sup> (820 sq.ft.)



### First Floor

Floor area 59.5 m<sup>2</sup> (640 sq.ft.)



### Garage

Floor area 41.2 m<sup>2</sup> (444 sq.ft.)

**TOTAL: 176.9 m<sup>2</sup> (1,904 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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