



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Claremont Road

Harrow HA3 7AU

- Two bedroom maisonette
- Own front door
- Direct access to the private garden
- Large kitchen diner

Asking Price Of £350,000

EPC Rating '55'





Property Description

A spacious TWO BEDROOM MAISONETTE WITH PRIVATE GARDEN (front and back) ideally located for easy access to the local amenities of the High Street, local schools and Harrow and Wealdstone Station (Fast train to Euston from 13 minutes and the Bakerloo Line). The property benefits from being SHARE OF FREEHOLD and is offered to the market chain free. Internal inspection highly advised.

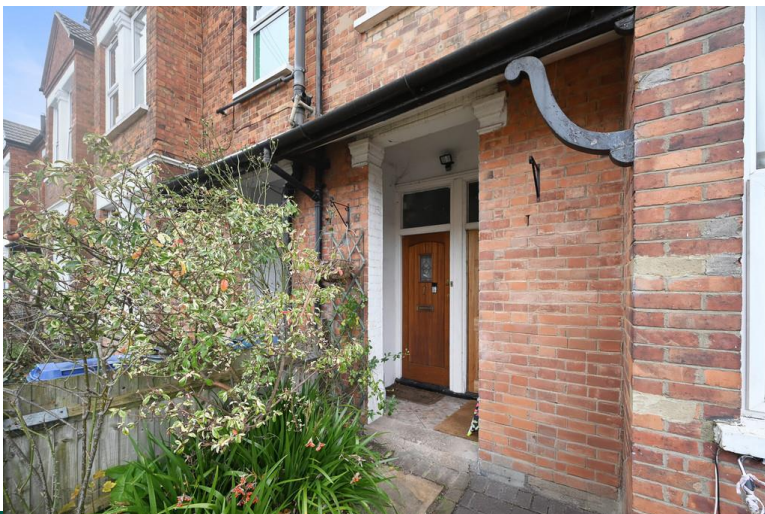
This property offers ample living space with high ceilings throughout and comprises; a good sized reception room, a spacious fitted kitchen (with space for appliances including a dishwasher, washing machine, fridge freezer and double oven) with a bay window, a large double bedroom, a second small double bedroom, a bathroom with bath, overhead shower and space for extensive shelving area, along with a separate W.C. The larger than average landing is perfect for a study/work from home space and there is direct access to a large private garden. Permit parking available for residents on the road.

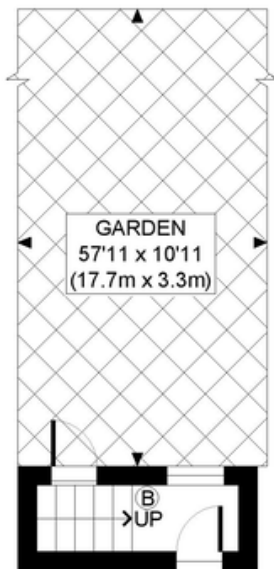
The property further benefits recently fitted locking steel double glazed sash windows, some with security openings, and



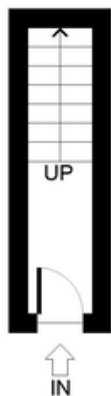
gas fired central heating combi boiler and radiators fitted throughout.

SCHOOLS WITHIN ONE MILE The Sacred Heart Language College - Ofsted 'Outstanding'
Salvatorian Roman Catholic College - Ofsted 'Good'
Whitefriars School - Ofsted 'Good'
Belmont School - Ofsted 'Good'
Marlborough School - Ofsted 'Good'
Weald Rise Primary School - Ofsted 'Good'
Alpha Prep School - Independent
St Jerome School - Ofsted 'Good'
Helix Education Centre - Ofsted 'Good'
St Josephs Catholic School - Ofsted 'Good'
Hujjat Primary School - Ofsted 'Good'
Kingsley High School - Ofsted 'Outstanding'
Cedars Manor School - Ofsted 'Good'

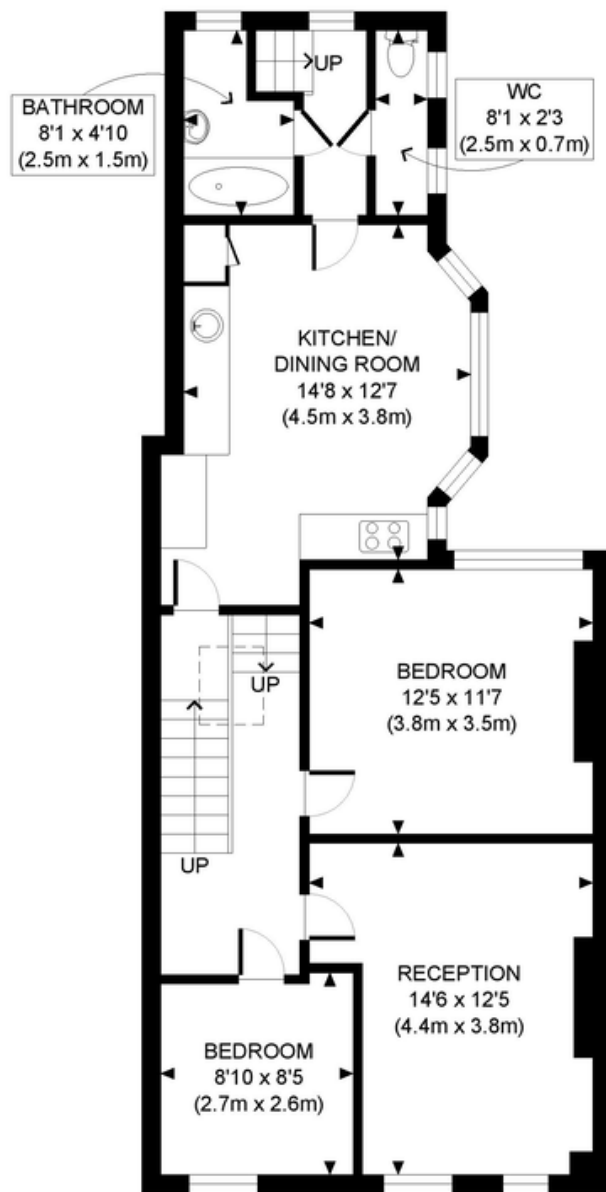




GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 26 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 35 SQ FT



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 774 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 835 SQ FT/ 78 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		
69-80	C		
55-68	D	55 D	65 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