



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Hutton Lane**

Harrow HA3 6RD

- Three bedroom semi detached house
- BISF
- Newly paved patio
- Close to local transport

**Asking Price Of £425,000**

EPC Rating '58'







### Property Description

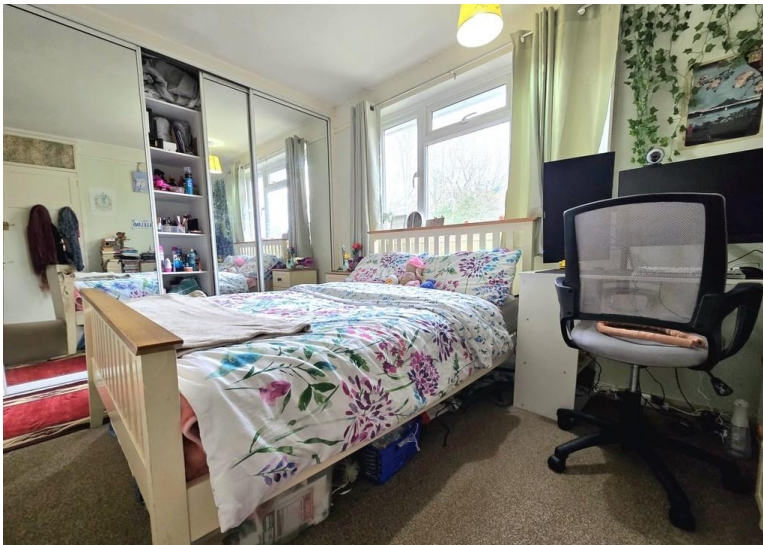
A spacious THREE BEDROOM SEMI DETACHED EX-LOCAL AUTHORITY 'BISF' TYPE HOUSE located with easy access to local schools, transport links and supermarkets. The property is offered to the market chain free.

The house comprises; a large entrance hallway, good sized reception room leading into the dining room open to the fitted kitchen. Upstairs there are two spacious double bedrooms both with fitted wardrobes, a generously sized single bedroom with a built-in bed and storage and a family shower room.

The private rear garden is approximately 78ft in length and benefits a brand newly laid patio, outbuilding for storage and an outdoor W.C.







## Room Sizes

RECEPTION ROOM 13' 9" x 11' 11" (4.2m x 3.65m)

HALLWAY 12' 0" x 6' 10" (3.68m x 2.09m)

KITCHEN 8' 6" x 10' 5" (2.61m x 3.20m)

DINING ROOM 9' 8" x 8' 6" (2.95m x 2.61m)

LANDING 7' 4" x 5' 8" (2.26m x 1.73m)

BEDROOM ONE 12' 0" x 10' 7" (3.68m x 3.23m)

BEDROOM TWO 13' 5" x 8' 7" (4.09m x 2.62m)

BEDROOM THREE 9' 1" x 8' 7" (2.77m x 2.63m)

SHOWER ROOM 5' 8" x 7' 1" (1.73m x 2.18m)

## Local area

### SCHOOLS WITHIN ONE MILE

Kingsley High School - Ofsted 'Outstanding'

Cedars Manor primary - Ofsted 'Good'

St Theresa's Catholic Primary School - Ofsted 'Good'

Hatch End High School - Ofsted 'Good'

Hujjat Primary School - Ofsted 'Good'

Salvatorian Roman Catholic College - Ofsted 'Good'

Sacred Heart Language College - Ofsted 'Good'

Whitefriars School - Ofsted 'Good'

Pinner Park Primary School - Ofsted 'Good'

Weald Rise Primary School - Ofsted 'Good'

Belmont School - Ofsted 'Good'

Bentley Wood School - Ofsted 'Outstanding'

**\*\*Ofsted ratings are subject to change\*\***

### LOCAL TRANSPORT

Headstone Lane Station - 0.5miles - Overground

Hatch End Station - 0.9miles - Overground

Harrow and Wealdstone Station - 1.2miles - Overground (fast trains to Euston from 13 minutes) and Bakerloo line

182 Bus Routes to Brent Cross and Bannister Playing fields

H12 Bus Routes to Stanmore and South Harrow

H14 Bus Routes to Hatch End and Northwick Park Hospital

H18 + H19 Bus routes to Harrow

### SUPERMARKETS

Waitrose – Harrow Weald - 0.6 miles

Morrisons – Hatch End – 0.9 miles

Sainsburys – Stanmore – 1.9 miles

Tesco – Harrow – 2 miles





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78 C
55-68	<b>D</b>	58 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

399 High Road  
Harrow  
Middlesex  
HA3 6EL

[www.hintonresidential.com](http://www.hintonresidential.com)  
[sales@hintonanddownes.com](mailto:sales@hintonanddownes.com)  
0208 861 1066

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