



HINTON
residential

SALES, LETTINGS & MANAGEMENT

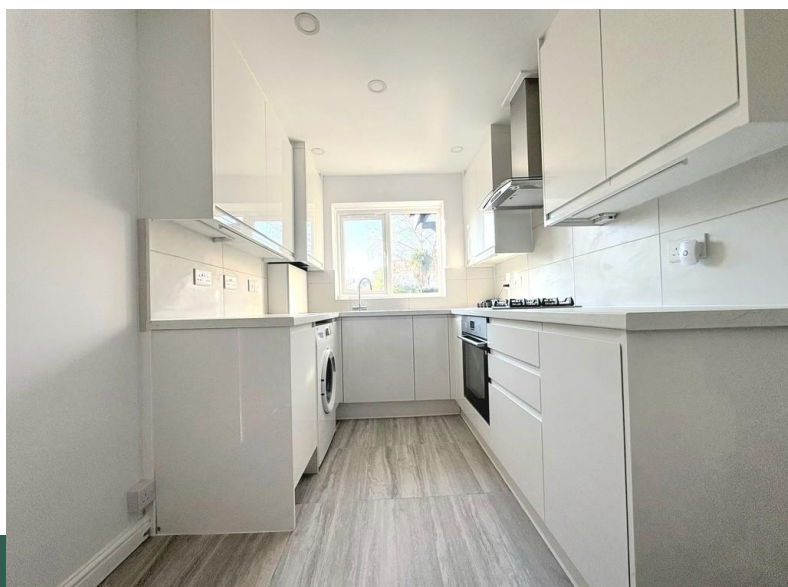
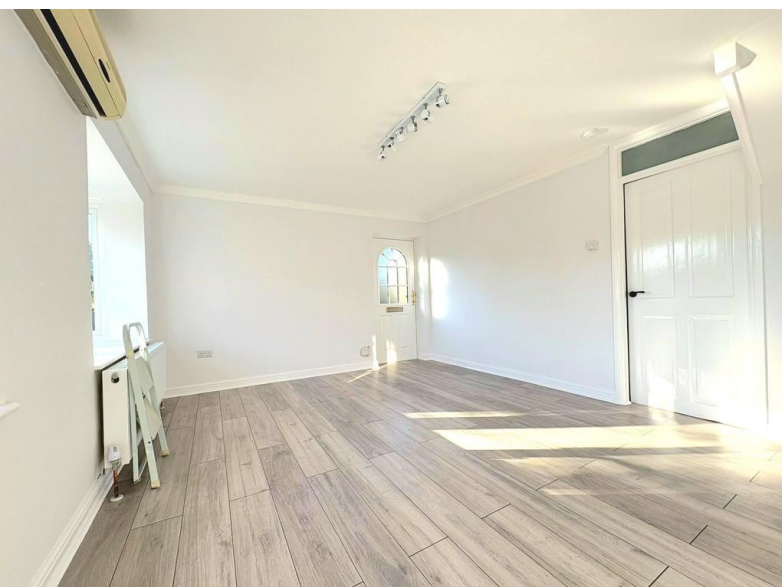
The Avenue

Harrow HA3 7DB

- Two double bedroom
- Cluster house
- Allocated parking
- Communal garden

Asking Price Of £425,000

EPC Rating '74'



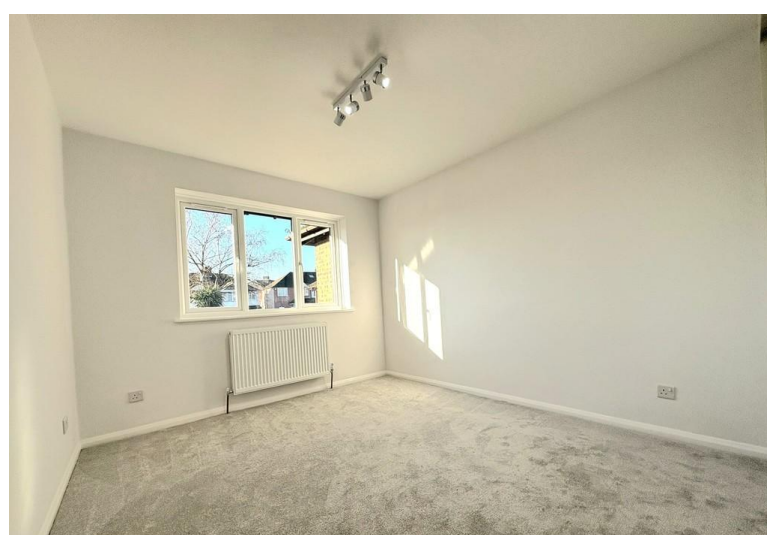


Property Description

A well presented TWO DOUBLE BEDROOM CLUSTER HOUSE with ALLOCATED PARKING for one car and visitors parking available. The property is located on this popular tree lined road conveniently placed for access to local bus routes, schools and supermarkets. There is a beautifully maintained communal garden available for residents. The property is offered to the market chain free.

This home comprises; a spacious south facing reception room with bay windows leading through into the fitted kitchen with space for appliances such as a fridge/freezer, washing machine, dryer, gas hob and double oven. On the first floor there is a good sized master bedroom with fitted wardrobes, a second double bedroom and a family shower room with shower cubicle, W.C and basin.

We have been advised the service charge is £500.00 per annum





Room Sizes

RECEPTION ROOM 15' 1" x 14' 6" (4.6m x 4.42m)

KITCHEN 15' 3" x 7' 3" (4.65m x 2.21m)

BEDROOM ONE 12' 7" x 8' 0" (3.86m x 2.44m)

BEDROOM TWO 11' 8" x 9' 1" (3.58m x 2.77m)

Local Schools

Bentley Wood - Ofsted 'Outstanding'
 Sacred Heart Language College - Ofsted 'Outstanding'
 Kingsley High School - Ofsted 'Outstanding'
 Weald Rise Primary school - Ofsted 'Good'
 Helix Education Centre - Ofsted 'Good'
 Belmont School - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 Whitefriars School - Ofsted 'Good'
 St Josephs School - Ofsted 'Good'
 Cedars Manor - Ofsted 'Good'

Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Overground including fast trains to Euston - 1 mile
 Headstone Lane Station - Overground

H19 Bus Route to Harrow
 140 (N140) Bus Route to Hayes
 182 Bus Route to Brent Cross
 258 Bus Route to Watford/South Harrow
 340 Bus Route to Edgware/Harrow
 H12 Bus Route to Stanmore/South Harrow
 N18 Bus Route to Trafalgar Square

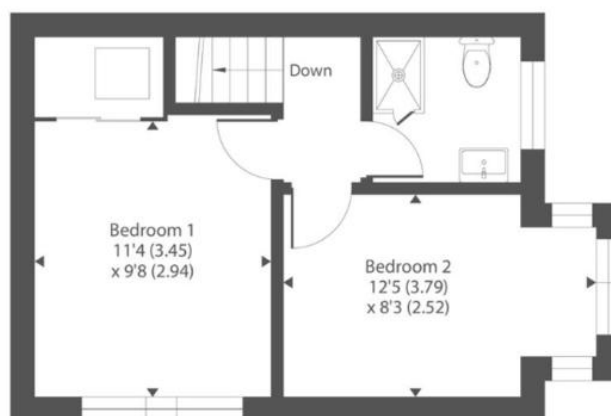
Local Area

The Avenue is approximately 0.5 miles to the High Road in Harrow Weald where residents have access to Boxtree Park, tennis courts and cafe. Walking towards Harrow there is Lidl, Iceland and Waitrose, opposite Lidle you will find Harrow Weald bus Garage with various routes available. The High Road offers various other convenience shops, salons, restaurants, bars and bakeries.

The property is approximately 1.5 miles from Stanmore where you will find Sainsbury's, restaurants and cafe's. 2 miles in the opposite direction there is the popular Hatch End with a Morrisons supermarket, Tesco express, restaurant, bars, cafe's and a Leisure Centre.



Ground floor



First floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	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