



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

## Bengarth Drive

Harrow HA3 5HX

- Four double bedrooms
- Two bathroom
- Guest W.C on ground floor
- Additional Outbuilding

Asking Price Of **£725,000**

EPC Rating '71'





## Property Description

A well presented **FOUR DOUBLE BEDROOM DETACHED HOUSE** with off street parking for up to 4 cars located on this quiet residential cul-de-sac within close proximity to schools, shopping facilities and transport including Harrow and Wealdstone Station (Bakerloo Line and Overground including fast trains to Euston from 13 minutes). The property further benefits from a high pressure water system, a multipurpose outbuilding currently being used as an office and a detached garage. Internal inspection highly advised.

This lovely family home comprises; a large fitted kitchen with space for appliances such as a dishwasher, washing machine, American fridge freezer, 5 ring gas burner and oven, a spacious reception room spanning the width of the property, with dual aspect windows and access via French doors to the turfed rear garden.

On the first floor there are three double bedrooms, two of which have fitted wardrobe space and a modern family bathroom with bath, overhead shower, W.C and Basin. The first floor landing also has a cupboard housing the Mega flow



tank.

The rear garden is laid to lawn, the detached garage is located to the rear and is accessible from the road via gates for a car to access, there is a desperate unit currently being used as a home office but would also be ideal for a gym/cinema.

- Kingsley High School - Ofsted 'outstanding'
- Salvatorian Roman Catholic College - Ofsted 'Good'
- Whitefriars School - Ofsted 'Good'
- Pinner Park Primary School - Ofsted 'Good'
- Hatch End High School - Ofsted 'Good'
- St Theresa's Catholic Primary School - Ofsted 'Good'
- Hujjat School - Ofsted 'Good'
- Cedars Manor - Ofsted 'Good'
- Weald Rise - Ofsted 'Good'
- Sacred Heart Language College - Ofsted 'Good'
- Belmont School - Ofsted 'Good'
- Helix Education Centre - Ofsted 'Good'
- Marlborough Primary School - Ofsted 'Good'

Harrow and Wealdstone Station - Overground (including fast trains to Euston from 13 minutes and Bakerloo line)  
 Headstone lane Station - Overground

Bus Routes:

- 140
- 182
- 258
- 340

The property is located a short distance, approximately 0.5 miles, from the High Road in Harrow Weald where you will find Waitrose, Lidl and Iceland as well as other amenities and restaurants.

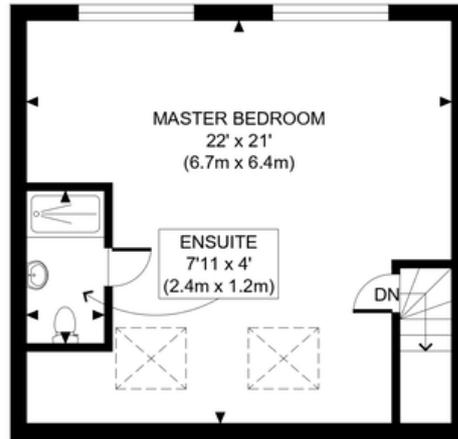
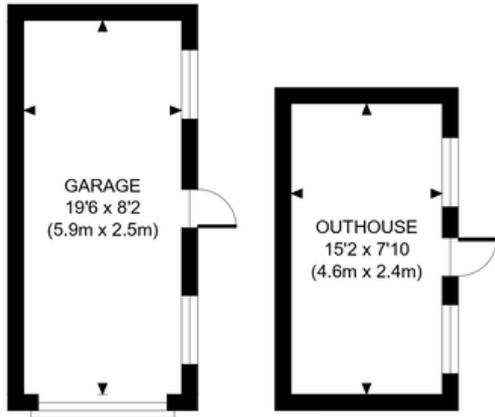
Harrow Weald is well positioned for access to surrounding areas including Hatch End, Stanmore, Bushey and Watford where you are able to pick up the M1 into London or going North.

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Hinton Residential has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Hinton Residential has not sought to verify the legal title of

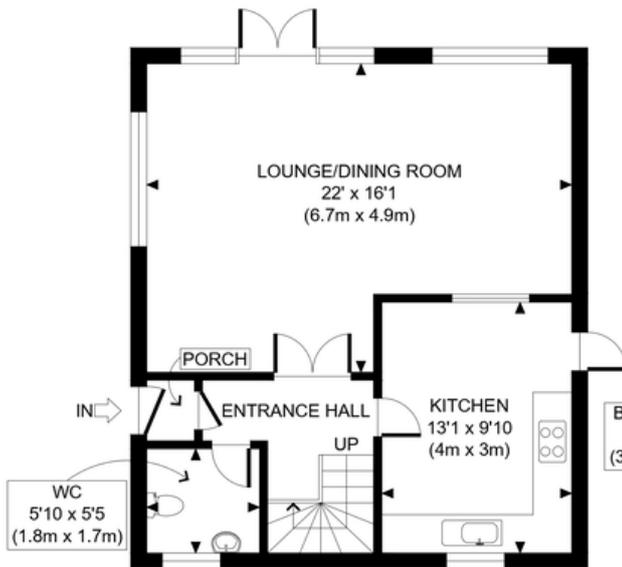
the property and the buyers must obtain verification from their solicitor



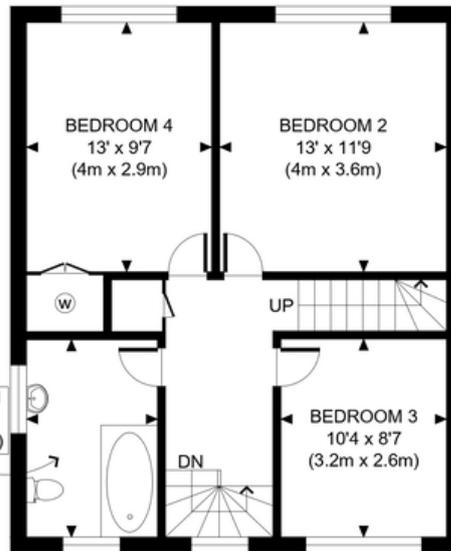




SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 462 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 561 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 584 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE/OUTHOUSE: 1885 SQ FT/ 175 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/OUTHOUSE: 1607 SQ FT/ 149 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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