



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Clewer Crescent

Harrow HA3 5PZ

- Three bedroom semi detached house
- Off street parking for two cars
- Extended to the rear
- Potential for further extension (STPP)

Asking Price Of £520,000

EPC Rating '49'





Property Description

A well presented and EXTENDED THREE BEDROOM SEMI DETACHED HOUSE with OFF STREET PARKING FOR TWO CARS located on this popular residential crescent in Harrow Weald. The property is conveniently located for access to local schools with Ofsted ratings of 'Good' and 'Outstanding', local shops and supermarkets as well as being a short distance to Headstone Lane Station (Overground Line) and Harrow and Wealdstone Station (Bakerloo line and Overground including fast trains). The property is offered to the market having been lovingly maintained by the previous owners and is CHAIN FREE.

This wonderful family home comprises; a large through lounge leading through into the kitchen diner, the kitchen is fitted with freestanding appliances including a washing machine, dryer, electric hob, double oven, fridge and freezer with ample fitted storage space.

On the first floor there are two good sized double bedrooms both with fitted wardrobes, a third single bedroom also with fitted wardrobes, a family bathroom with bath, overhead shower, W.C, basin and mirrored vanity unit. There is access





into the loft and we have been informed that the loft is boarded and insulated.

The East facing garden is approximately 70ft in length and is mostly laid to lawn with shrubs placed along the border. There is a storage shed and greenhouse to the rear, residents benefit from not being overlooked.

Schools within 1 Mile:

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

Please note Ofsted ratings are subject to change and buyers should carry out their own due diligence

Local Transport:

Headstone Lane Station - Lioness line
 Harrow and Wealdstone Station - Bakerloo line and Lioness line including fast trains to Euston from 13 minutes

H12 bus Stanmore Station to South Harrow Station
 H19 bus Harrow to Kenton





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.

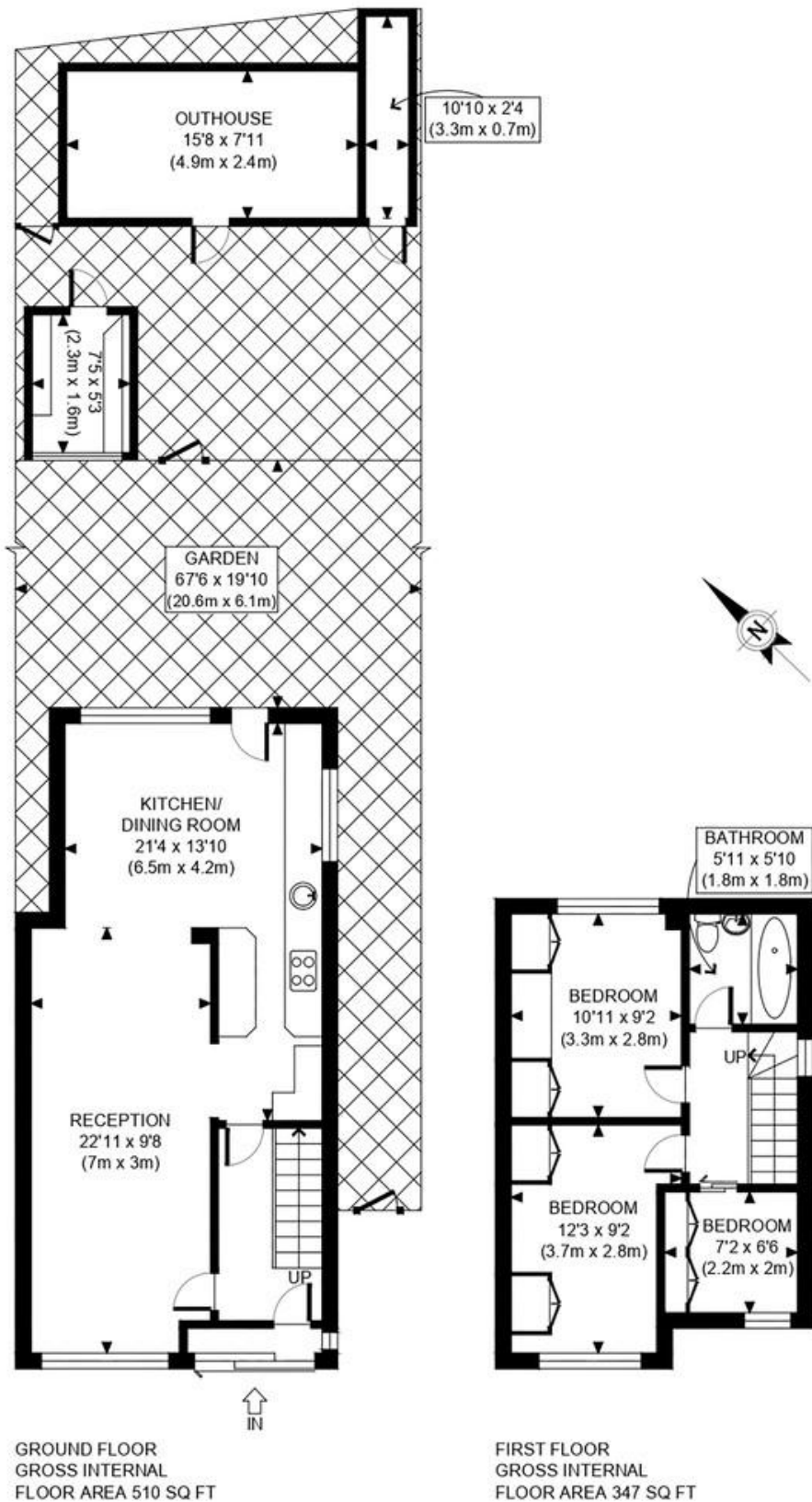
2: These particulars do not constitute part or all of an offer or contract.

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.



APPROX. GROSS INTERNAL FLOOR AREA WITH OUTHOUSE: 1049 SQ FT/ 97 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT OUTHOUSE: 857 SQ FT/ 80 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		82 B
69-80	C		
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		