



HINTON
residential

SALES, LETTINGS & MANAGEMENT

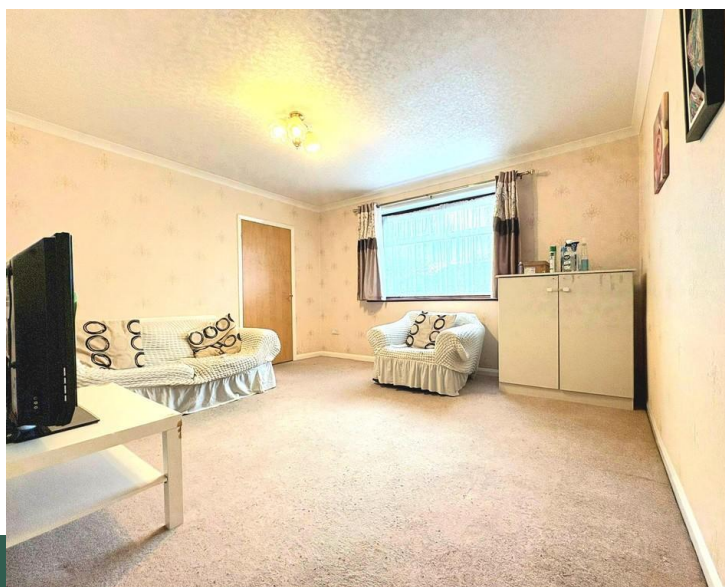
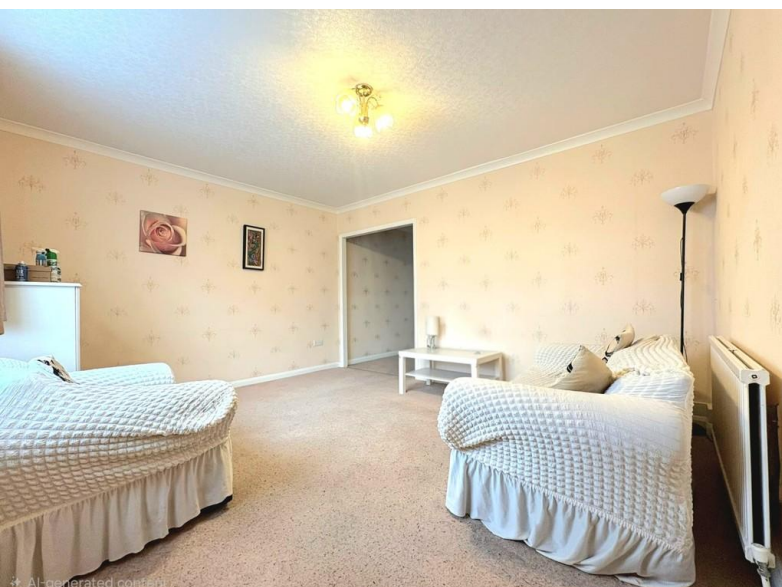
Hutton Lane

Harrow HA3 6RD

- Three bedroom semi detached BISF house
- Large rear garden
- Garage
- In need of some modernisation

Asking Price Of £450,000

EPC Rating '72'





Property Description

An EX LOCAL AUTHORITY 'BISF' SEMI DETACHED HOUSE WITH GARAGE and potential for off street parking (STPP). The property is conveniently located just off of Uxbridge Road so is very close to local transport, primary and secondary schools with Ofsted rating of 'Good' and 'Outstanding' as well as within easy reach of local supermarkets including Waitrose, Morrisons and Lidl. The property further benefits from gas central heating via a recently fitted combi boiler and double glazed windows throughout. CHAIN FREE.

This home comprises; a large reception room leading through to the dining room, a separate fitted kitchen with space for a fridge, freezer, washing machine, gas hob, oven and ample units for storage. There is access to the lean to from the kitchen which is great space for additional storage.

Upstairs there are three good sized bedrooms, two large double bedrooms with fitted cupboards, a third bedroom with space for a single or small double bed with wardrobe, the family bathroom is tiled floor to ceiling and is fitted with a bath, overhead shower attachment, W.C and basin.





The large rear garden is laid to lawn with a good sized outbuilding for storage and a separate W.C. The garage is accessible from the access road to the side on the property.

Schools within 1 mile

Kingsley High School - Ofsted 'Outstanding'
 Bentley Wood 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'

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

Local Area:

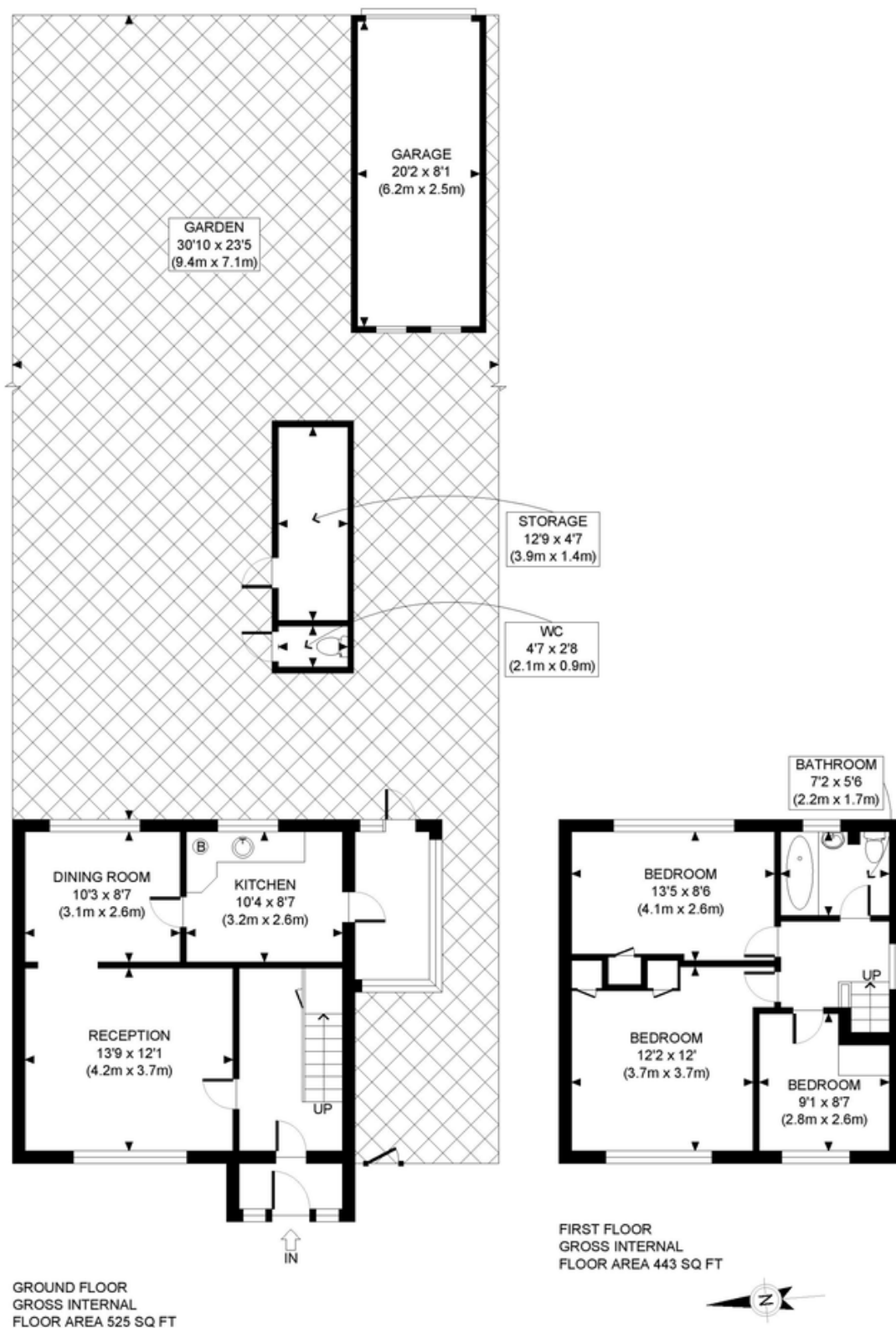
This lovely home is located just 0.6m from the High Road in Harrow Weald where residents will find useful amenities such as Waitrose, Lidl, Iceland, local convenience stores, Harrow Weald Bus Garage and Restaurants, and even less to the local parks. If you head West from Harrow Weald for 1 mile you will reach the popular Hatch End when you are spoiled for choice with restaurants bars and other shopping facilities including Morrisons. Just 2 miles in the other direction you will arrive in Stanmore where you have more shops, Supermarkets and restaurants at your disposal.

This location is perfect for families and professionals alike!



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 GARAGE/OUTHOUSE: 1204 SQ FT/ 112 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE/OUTHOUSE: 968 SQ FT/ 90 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		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		