



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Chicheley Gardens

Harrow Weald, Harrow HA3 6QH

- Planning Permission Granted for three dwellings P/1747/23.
- Detached
- Garage
- Three bedroom

Asking Price Of £575,000

EPC Rating '58'





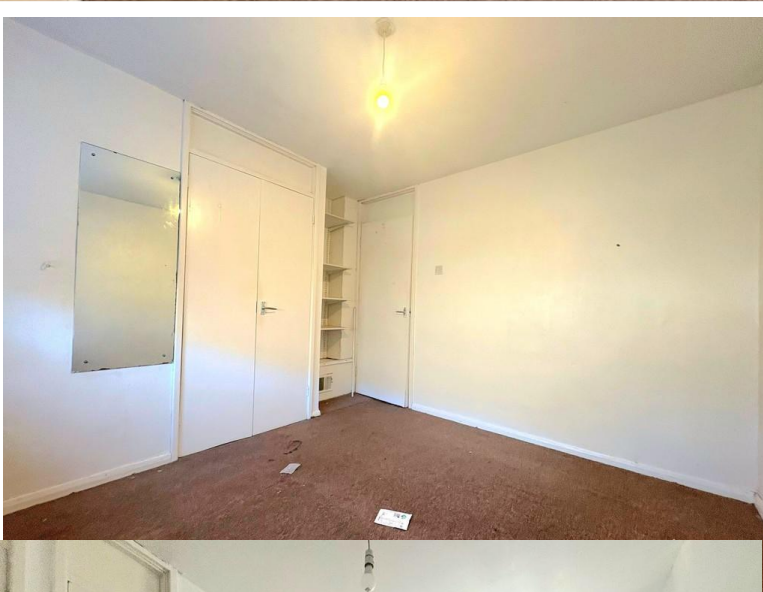
Property Description

PLANNING PERMISSION GRANTED P/1747/23.

THREE BEDROOM DETACHED HOUSE located on this residential road just off of Uxbridge Road close to local transport, schools with Ofsted ratings of 'Outstanding' and 'Good' and supermarkets including Waitrose and Morrisons. The property is well placed for access to the A41, A1, M1 and M25 and is offered to the market **CHAIN FREE**.

The property comprises; a large reception room with dual aspect windows, a separate fitted kitchen with access to the wrap around garden and a guest W.C. on the first floor there are three double bedrooms, two of them have fitted cupboards and a family bathroom with bath, overhead shower, W.C and basin.

There is a detached garage adjacent to the property, perfect for storage, and there is a large wrap around garden.





Local Schools

Kingsley High School - Ofsted 'Outstanding'
Bentley Wood School - Ofsted 'Outstanding'
Grimsdyke School – Ofsted 'Outstanding'
Avanti School – Ofsted 'Good'
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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

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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