



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Cambridge Road

Harrow HA2 7LB

- Three bedroom semi detached house
- Off street parking for two cars
- Brand new kitchen
- South facing garden

Offers In Excess Of £650,000

EPC Rating 'D'





Property Description

A well maintained THREE BEDROOM SEMI DETACHED HOUSE with garage to the side and off-street parking for 2 cars located on Cambridge Road, just moments from North Harrow Station (Metropolitan Line), local amenities and schools with Ofsted Ratings of Outstanding. This home offers huge potential for extensions (STPP) and would be perfect for growing families.

On the ground floor you enter via a good-sized hall leading to a bay fronted reception room with high ceilings, a second reception room ideal for dining with access to the garden and a brand newly fitted shaker style kitchen with ample storage and space for a fridge freezer, washing machine, dishwasher, hob and oven.

Upstairs there is a generous bay fronted master bedroom with fitted wardrobes, a second double overlooking the garden, a third good sized single bedroom and a bathroom with separate W.C.

The south facing garden is over 100ft in length with plenty of space for entertaining guests.





The property offers huge potential for extensions to the rear, side and loft (STPP).

Local Schools

St John Fisher Catholic Primary School - Outstanding
 Nower Hill High School - Outstanding
 Vaughan Primary School - Outstanding
 Whitmore High School - Outstanding
 Alexandra School - Outstanding
 Gesher School - Outstanding
 Pinner High School - Outstanding
 Hatch End High - Good
 Cannon Lane Primary School - Good
 Roxbourne Primary School - Good
 Cedars Manor School - Good
 West Lodge Primary School - Good
 Longfield Primary School - Good
 Pinner Park Primary School - Good
 Grange Primary School - Good
 Reddiford School - Independent



Local Trains

North Harrow - Metropolitan Line
 Pinner - Metropolitan Line
 Harrow on the Hill - Metropolitan Line and National Rail
 (Aylesbury to Marylebone)

Local Bus routes

H19 - Bus towards Harrow
 183 - Golders Green to Pinner



Local Area

This wonderful house is just off of Station Road and Pinner Road where residents will find convenience shops, a Tesco Express, bakeries, pubs and restaurants. Pinner, Hatch End, Stanmore and Harrow on the Hill are within easy reach by car or public transport, where you can enjoy a wider choice of restaurants, bars and parks, perfect for the weekend.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		