



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Graham Road

Harrow HA3 5RF

- Three bedroom
- Large rear garden
- Potential for extension (STPP)
- No onward chain

£499,950

EPC Rating '62'





Property Description

A THREE BEDROOM terraced property with a large rear garden conveniently located withing a short distance to Harrow Wealdstone Station (Fast trains to Euston from 13 minutes and Bakerloo Line), local bus routes, schools and amenities. The property is offered to the market with NO ONWARD CHAIN.

This home comprises; A good sized reception room, a second reception ideal to be used as a dining room, a separate fitted kitchen with access to the garden. On the first floor there are two double bedrooms (one with fitted storage), a third single room and a family shower room with walk in shower cubicle, W.C and basin.

The rear garden is laid to lawn with a shed for storage and an external W.C.





Local Schools

Whitefriars School - 'Good'
Salvatorian Roman Catholic College - 'Good'
Sacred Heart Language College - 'Outstanding'
Marlborough School - 'Good'
Cedars Manor - 'Good'
Kingsley High School - 'Outstanding'
St Teresa's School - 'Good'
Weald Rise - 'Good'
Norbury - 'Good'
Pinner Park Primary - 'Good'
Belmont School - 'Good'
Hatch End High - 'Good'
St Jeromes School - 'Good'
St Josephs School - 'Good'

Local Transport

Harrow and Wealdstone Station - Overground including fast trains to Euston from 13 minutes and Bakerloo Line
Harrow on the Hill - Metropolitan line (including fast trains) and National Rail Services (Aylesbury to Marylebone service)

140
182
258
340
N140
N18

Local Area

This property is perfectly located for commuters needing access into London being only 0.4m from the nearest station. Residents have a choice of local parks to visit to spend the weekend including Boxtree Park where you will find tennis courts and a café. Harrow on the Hill is approximately 2 miles away and there are a choice of shopping centres, restaurants and bars. Hatch End and Stanmore are also easily accessible giving you plenty of choice to fill the weekends.



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 in the buyer's interest 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 STORAGE: 866 SQ FT/ 80 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 828 SQ FT/ 77 SQM

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 | | 89 B |
| 69-80 | C | | |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |