



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Elm Terrace

Harrow HA3 6HW

- Three bedroom end of terrace cottage
- Off Street parking
- Guest W.C
- Excellent condition

£500,000

EPC Rating '57'





Property Description

A charming THREE BEDROOM end of terraced cottage with off street parking for one car located within close proximity of the amenities of Harrow Weald including Waitrose, Lidl and Harrow Weald Bus Garage. No upper chain.



The house comprises; a large through lounge with floor to ceiling height bay windows and a cosy log burner, a good sized walk through kitchen with appliances fitted (including dishwasher, fridge, freezer, electric hob and oven), a family bathroom with bath and walk in shower cubicle. Upstairs there are two large double bedrooms, a good sized single room and guest W.C.

The west facing garden is well present with a mixture of patio and planted borders benefitting from access directly into the park behind.



SCHOOLS WITHIN 1 MILE

- Salvatorian College - Boys Secondary - Ofsted Good
- Hujjat - Primary School - Ofsted Good
- Whitefriars School - all ages - Ofsted 'Outstanding'
- Sacred Heart Language College - Girls Secondary - Ofsted 'Good'
- Weald Rise School - Primary - Ofsted 'Good'
- Bentley Wood High School - Ofsted 'Outstanding'
- Belmont School - Primary - Ofsted 'Outstanding'





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 533 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 430 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 963 SQ FT/ 89 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		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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 and 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