



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Hutton Lane

Harrow Weald HA3 6RD

- Three bedroom BISF type ex-local authority house
- Own driveway to the side and off street parking
- Gas central heating and double glazed windows

Guide Price £425,000

EPC Rating 'TBC'

Property Description

A THREE BEDROOM EX-LOCAL AUTHORITY "BISF" TYPE SEMI DETACHED HOUSE located on this popular residential road within easy reach of facilities. The property is offered to the market in good order and was the subject of complete refurbishment in 2011 including the installation of double glazed windows, gas central heating and a replacement roof. The property is currently rented on an Assured Shorthold Tenancy at £1525 per calendar month, and as such, would make an ideal Buy to Let investment.

The accommodation with approximate room sizes is arranged as follows:

Entrance Hall Understairs storage space. Lounge 13'10 x 12'2. (4.22m x 3.71m). Double glazed window to front aspect. Radiator.

Dining Room 10'5 x 9'1. (3.18m x 2.77m). Double glazed patio doors to rear aspect. Radiator.

Kitchen 10'4 x 8'7. (3.15m x 2.62m). Fitted with a range of eye and base level units with work surfaces to compliment.

Single drainer sink unit. Built in oven and hob. Part tiled walls. Double glazed window to rear aspect. Door to side aspect and garden.

Landing Access to loft space. Double glazed window to side aspect.

Bedroom I 12'1 x 11'1. (3.68m x 3.38m). Double glazed window to front aspect. Radiator.

Bedroom II 13'6 x 9'1. (4.12m x 2.77m). Double glazed window to rear aspect. Radiator.

Bedroom III 9'4 x 8'7. (2.85m x 2.62m). Double glazed window to front aspect. Radiator.

Bathroom Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Part tiled walls. Double glazed window to rear aspect.

General Information Off Street Parking The property benefits from off street parking to the front for one car.

Front Garden Path to front door.

Rear Garden Approximately 140ft in length. Mainly laid to lawn with borders. Outhouses. (one with WC). Side access.

Tenure Freehold.

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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