



HINTON & DOWNES  
*residential*

SALES, LETTINGS & MANAGEMENT

Weald Rise

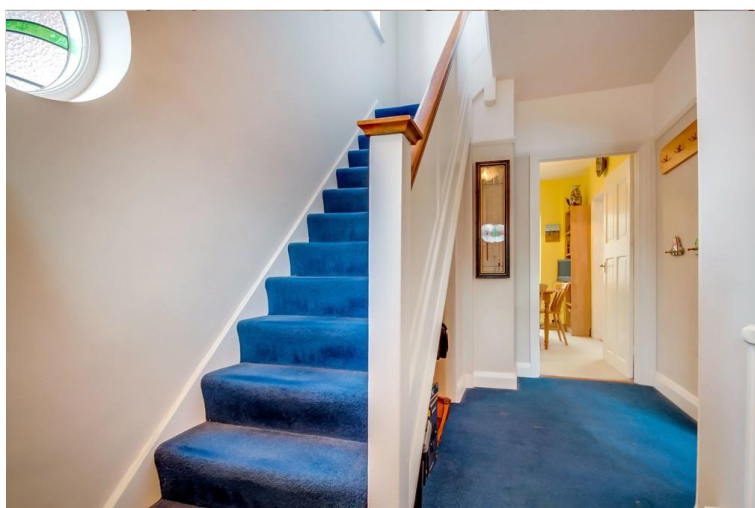
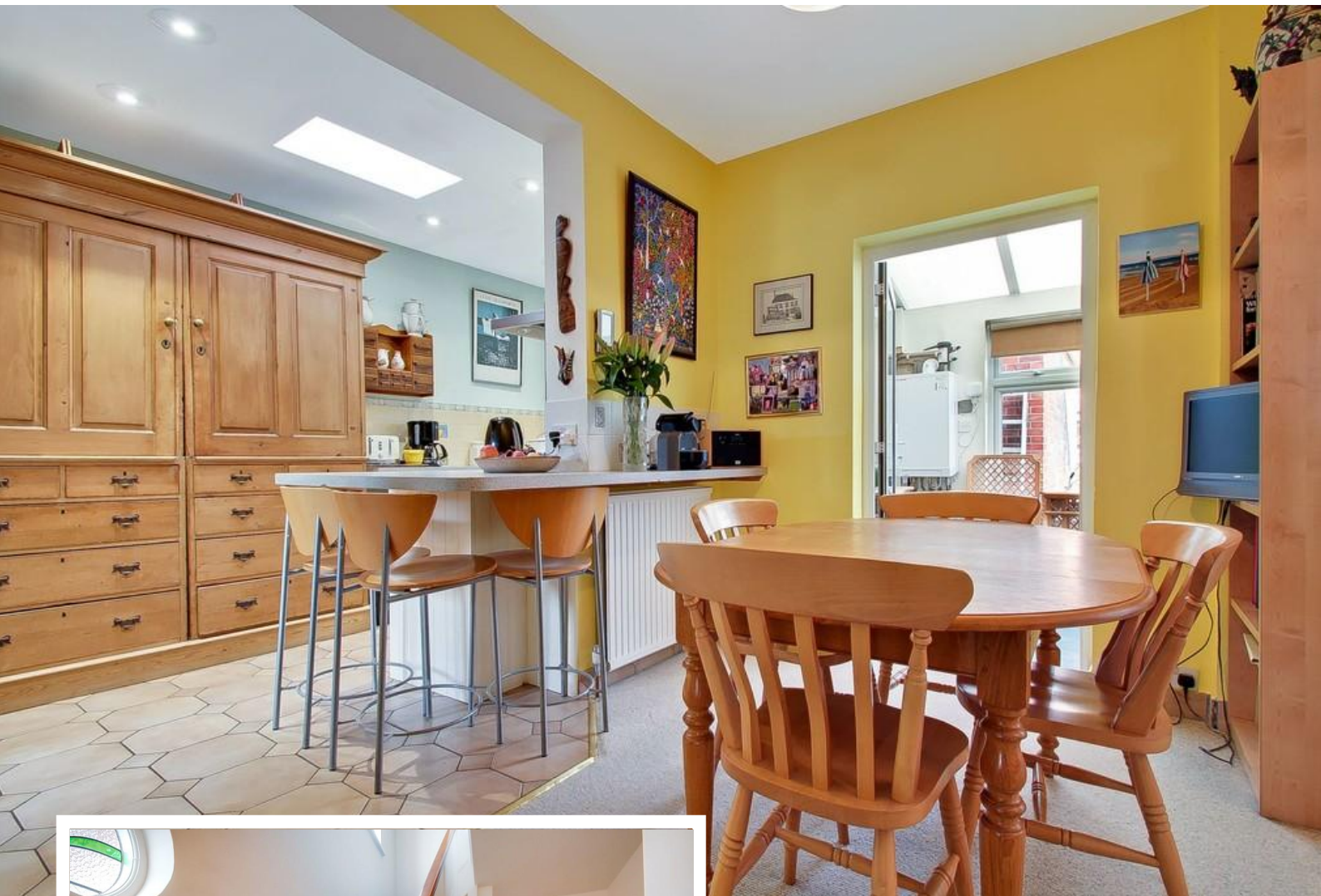
Harrow Weald HA3 7DG

- Four/five bedroom semi detached house
- Offered for sale in very good order throughout
- Sought after location close to facilities

Guide Price **£700,000**

EPC Rating 'TBC'





## Property Description

A WELL PRESENTED FOUR/FIVE BEDROOM EXTENDED SEMI DETACHED HOUSE located on a favoured road within easy reach of facilities in Harrow Weald. The property offers flexible accommodation over three levels with potential for a full ground floor annex if required. Benefits to the property include gas fired central heating, double glazed windows, a conservatory with garden aspect and off street parking for two vehicles via own driveway. Offered with the added advantage of No Upper Chain, an internal inspection comes highly advised.

ENTRANCE PORCH

ENTRANCE HALL

RECEPTION ROOM

Double glazed bay window to front aspect. Radiator. Inter communicating door to:-

LIVING ROOM Approached via the reception room or





through the dining room. Radiator. Doors to rear aspect and conservatory.

CONSERVATORY Doors to rear aspect and garden. Wall mounted boiler.

DINING ROOM Access through to living room and conservatory. Open to:-

KITCHEN Fitted with a range of eye and base level units with work surfaces to complement. Single drainer sink unit with mixer taps. Built in oven and hob with extractor hood over.



PANTRY Storage cupboards. Window and door to front aspect.

UTILITY ROOM

SHOWER ROOM Shower cubicle. Vanity wash hand basin. Low level WC.

BEDROOM V (POSSIBLE ANNEX) Double glazed french doors to rear aspect and garden. Radiator. Tiled floor.. This room could easily be utilized as an annex for an elderly relative etc



FIRST FLOOR LANDING

BEDROOM I Double glazed bay window to front aspect. Radiator. Range of fitted wardrobes.

BEDROOM II Double glazed window to rear aspect. Radiator. Fitted wardrobes.

BEDROOM III Double glazed oriel bay window to front aspect. Radiator.

BATHROOM Paneled bath. Pedestal hand wash basin. Low level WC. Double glazed window to rear aspect.

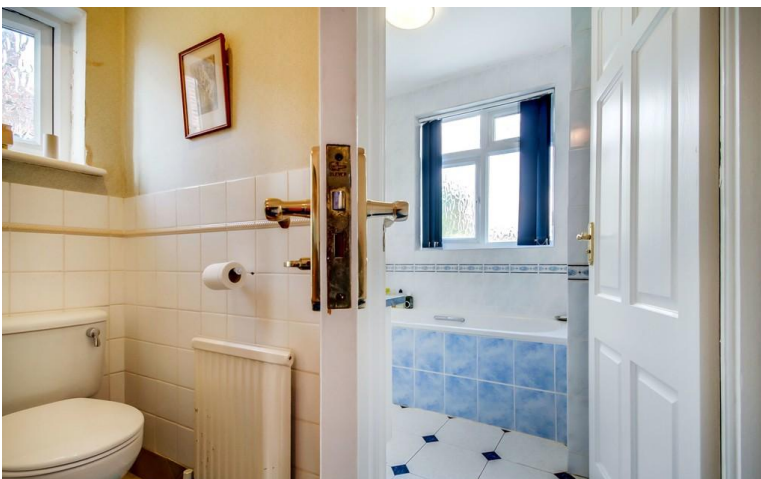
SECOND FLOOR LANDING

BEDROOM IV Double glazed window to rear aspect. Radiator.

GENERAL INFORMATION

FRONT GARDEN Off street parking provided to the front for two vehicles.

REAR GARDEN Lawn and borders, Decked area. Summerhouse to the rear.







# WEALD RISE HARROW WEALD HA3



APPROX. GROSS INTERNAL FLOOR AREA 1776.04 SQ. FT / 165.00 SQ. M  
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 1905.32 SQ. FT / 177.01 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

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