



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Weald Lane

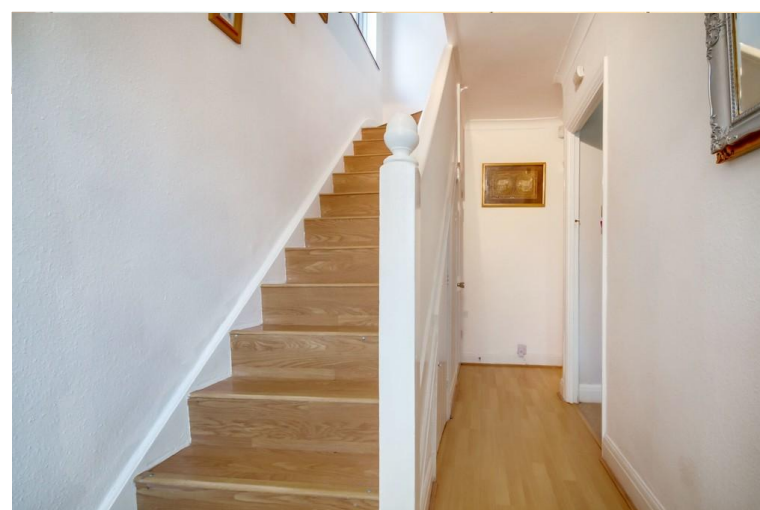
Harrow Weald HA3 5HD

- Four bedroom semi detached house with own driveway
- Offered for sale in very good order throughout
- Gas central heating & Double glazed windows

£600,000

EPC Rating 'TBC'





Property Description

AN EXTREMELY WELL PRESENTED FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE WITH GARAGE AND OWN DRIVEWAY located within easy reach of facilities on the Harrow Weald High Road. The property is offered for sale, as mentioned, in very good order throughout and benefits from gas fired central heating, double and triple glazed windows, separate lounge and through lounge/dining room, a spacious and well fitted kitchen, a downstairs doakroom and the aforementioned garage via own driveway which provides off street parking. An internal viewing is highly advised.

The accommodation with approximate room sizes is arranged as follows:

- | | |
|----------------|---|
| Entrance Porch | Fully enclosed storm porch with further door to:- |
| Entrance Hall | Radiator. Understairs storage cupboard. |
| Cloakroom | Low level WC |



Lounge 15'8 x 12'2. (4.78m x 3.82m). Triple glazed window to front aspect. Radiator.

THROUGH LOUNGE/DINER 23' 8" x 15' 1" (7.23m x 4.62m) Double glazed french doors to rear aspect and garden. Radiator. Open to kitchen:-

KITCHEN Extremely well fitted with a range of eye and base level units with work surfaces to compliment. Built in oven and hob with extractor hood over. Single drainer sink unit. Wall mounted boiler (concealed). Breakfast bar area.



First Floor Landing Double glazed window to side aspect. Stairs to loft conversion.

Bedroom I 15'7 x 10'7. (4.73m x 3.23m). Double glazed window to front aspect. Radiator. Fitted wardrobes.

Bedroom II 12'5 x 10'6. (3.78m x 3.20m). Double glazed window to rear aspect. Radiator. Fitted wardrobes.

Bedroom III 6'9 x 6'7. (2.06m x 2.01m). Double glazed window to front aspect. Radiator.

Bathroom Panelled bath with mixer taps. Inset vanity wash hand basin. Low level WC. Bidet. Separate step in shower cubicle with shower unit and screen. Tiled walls and floor. Radiator. Double glazed window to rear aspect.



BEDROOM IV 11' 0" x 9' 10" (3.37m x 3.02m) Double glazed window to rear aspect. Radiator.

General Information

Front Garden Paved to provide off street parking for two cars.

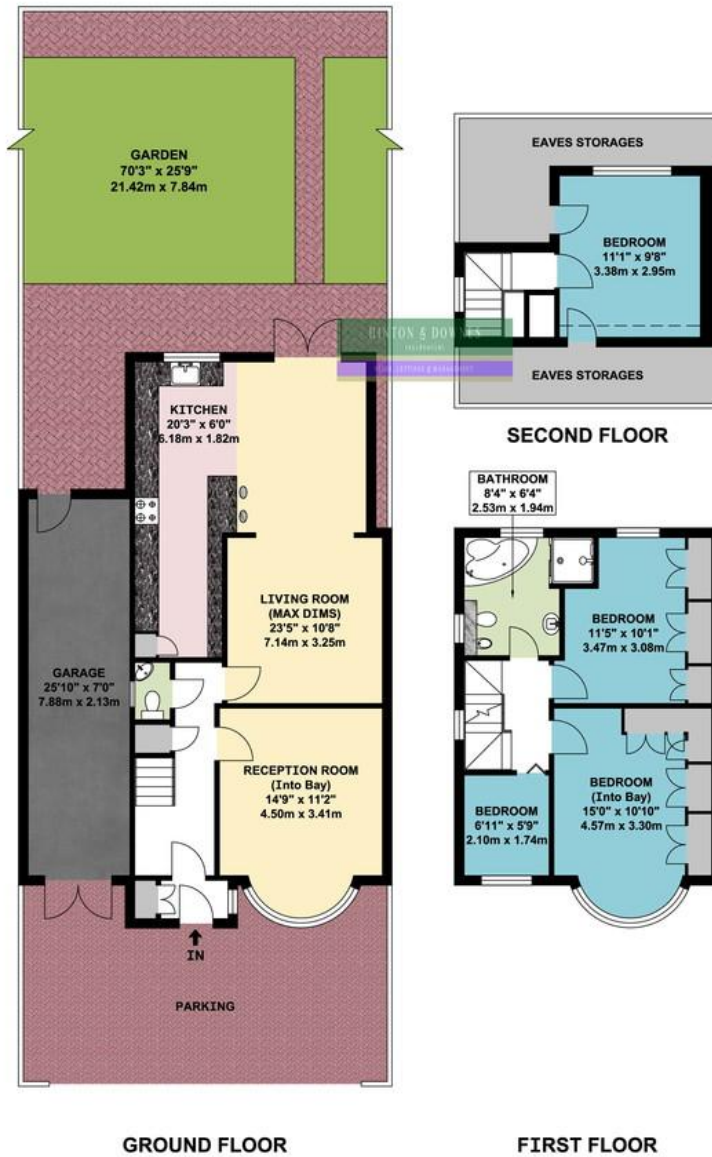
Rear Garden Approx 70ft in length. Lawn and borders.







WEALD LANE HARROW WEALD HA3



APPROX. GROSS INTERNAL FLOOR AREA 1184.03 SQ. FT / 110.00 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 1364.64 SQ. FT / 126.78 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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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