



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Boxtree Road

Harrow HA3 6TN

- Four bedroom semi detached house
- Downstairs W.C
- Off street parking
- Outbuilding with W.C

GUIDE PRICE £700,000 - £725,000

EPC Rating 'TBC'





Property Description

An immaculately presented FOUR BEDROOM SEMI DETACHED HOUSE with off street parking and OUTBUILDING located on this popular tree lined residential road just off of Uxbridge Road. This family home offers plenty of space and is perfectly situated for access to local schools with Ofsted Ratings of 'Outstanding', local transport and supermarkets.

The property comprises; a very good sized through lounge with solid oak flooring with double patio doors leading to the garden and patio, a second bay fronted reception room which could be converted to a double bedroom, a large contemporary fitted kitchen finished with a granite worktop and integral appliances such as a gas hob, double oven with grill, air frying and natural steam functions and space for a washer/dryer, there is a door leading out to the garden. There is a guest W.C on the ground floor with a basin.

On the first floor you will find the master bedroom with fitted wardrobes and vanity unit, an impressive second double bedroom with exposed vaulted ceilings and fitted wardrobes, a third double room, also with fitted wardrobes, overlooking the





garden, a single bedroom and a modern family bathroom with underfloor heating, a large walk in shower cubicle, separate bath tub, W.C and basin.

The property is double glazed throughout, has gas fired central heating and has been completely renovated by the present owners. There is potential to extend to the rear or into the sizeable, boarded loft space (STPP).

The rear garden is south facing and is mostly laid to lawn with a patio area off of the back of the house and a concrete path around the outbuilding. The outbuilding has the potential to be used as a home office/studio, home gym or summer house, there is a W.C fitted and space for a shower to be installed if required.

Local Area

Boxtree Road is a popular residential road located just off of Uxbridge Road, residents benefit from easy access to local bus routes from Uxbridge Road. This home is only a short walk from Boxtree Park where there are newly refurbished tennis courts, a café and space for the kids to play so perfect for warm weekends. There are two supermarkets located on the adjacent High Road, along with convenience shops, cafe's and a bakery.

Hatch End and Stanmore are less than 2 miles from the property with bus routes from Uxbridge Road, both areas offer plenty of variety of restaurants and bars.



Local Schools:

Kingsley High School - Outstanding
 Bentley Wood - Outstanding
 Nower Hill High School - Outstanding
 Grimsdyke School - Outstanding
 Avanti House Primary School - Good
 Salvartorian College - Good
 Sacred Heart Language College - Good
 Cedars Manor - Good
 Hujjat School - Good
 Weald Rise Primary School - Good
 St Theresa's Primary School - Good
 Belmont School - Good
 Pinner Park School - Good
 Marlborough Primary School - Good
 Hartsbourne Primary School - Good
 St Josephs Catholic School - Good
 Norbury School - Good
 Alpha Prep - Independent



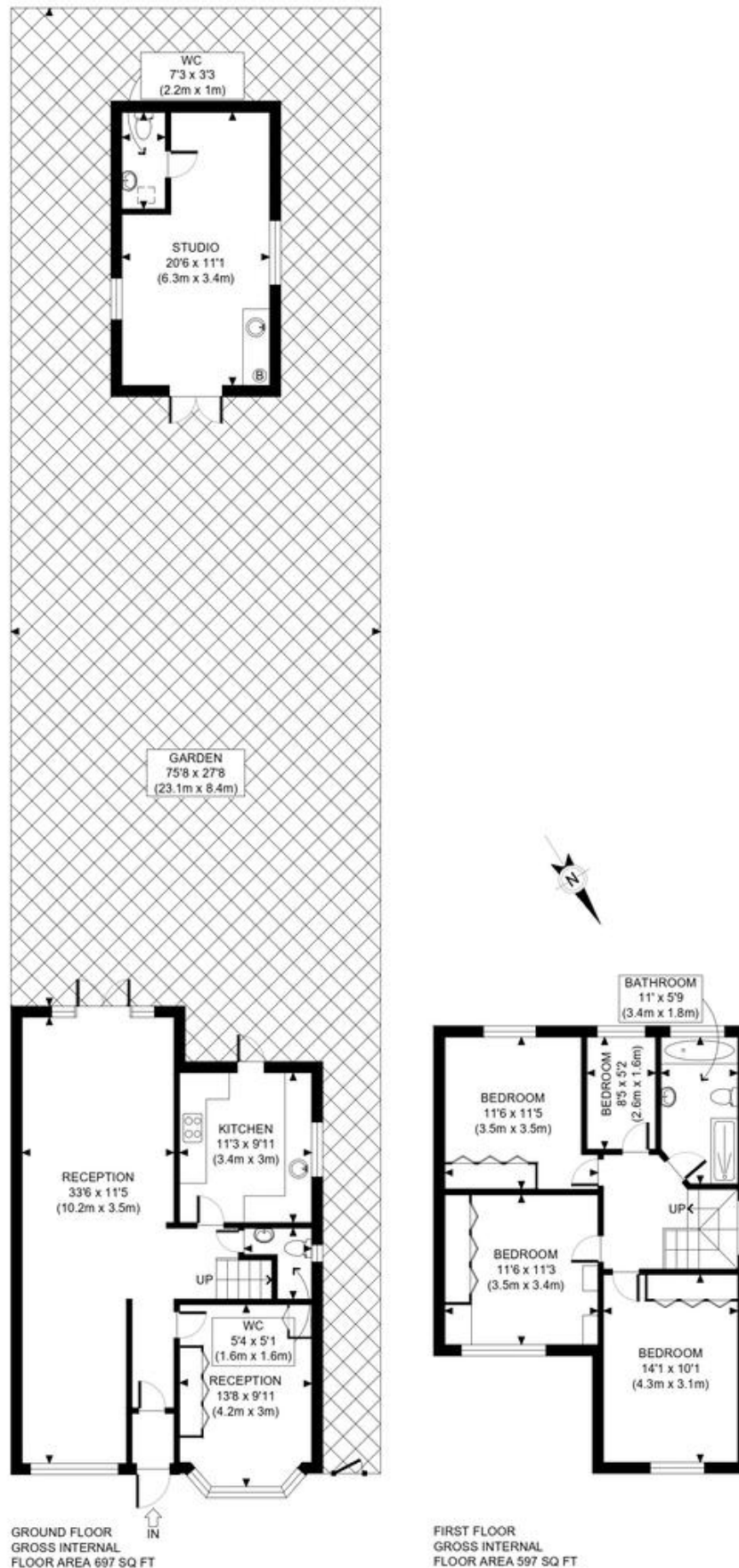


Local Transport

Headstone Lane Station - Overground
 Harrow and Wealdstone Station - Bakerloo and Overground
 (including fast trains to Euston from 13 minutes)
 Stanmore Station - Jubilee Line
 Harrow on the Hill Station - Metropolitan Line and National
 Rail services between Aylesbury and Marylebone

182 - Harrow Weald to Brent Cross
 258 - South Harrow to Watford
 340 - Harrow Bus station to Edgware
 H12 - South Harrow to Stanmore
 H18 - Harrow Bus Station

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 the buyers interests 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 STUDIO: 1521 SQ FT/ 141 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STUDIO: 1294 SQ FT/ 120 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.

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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 are 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