



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Elm Terrace

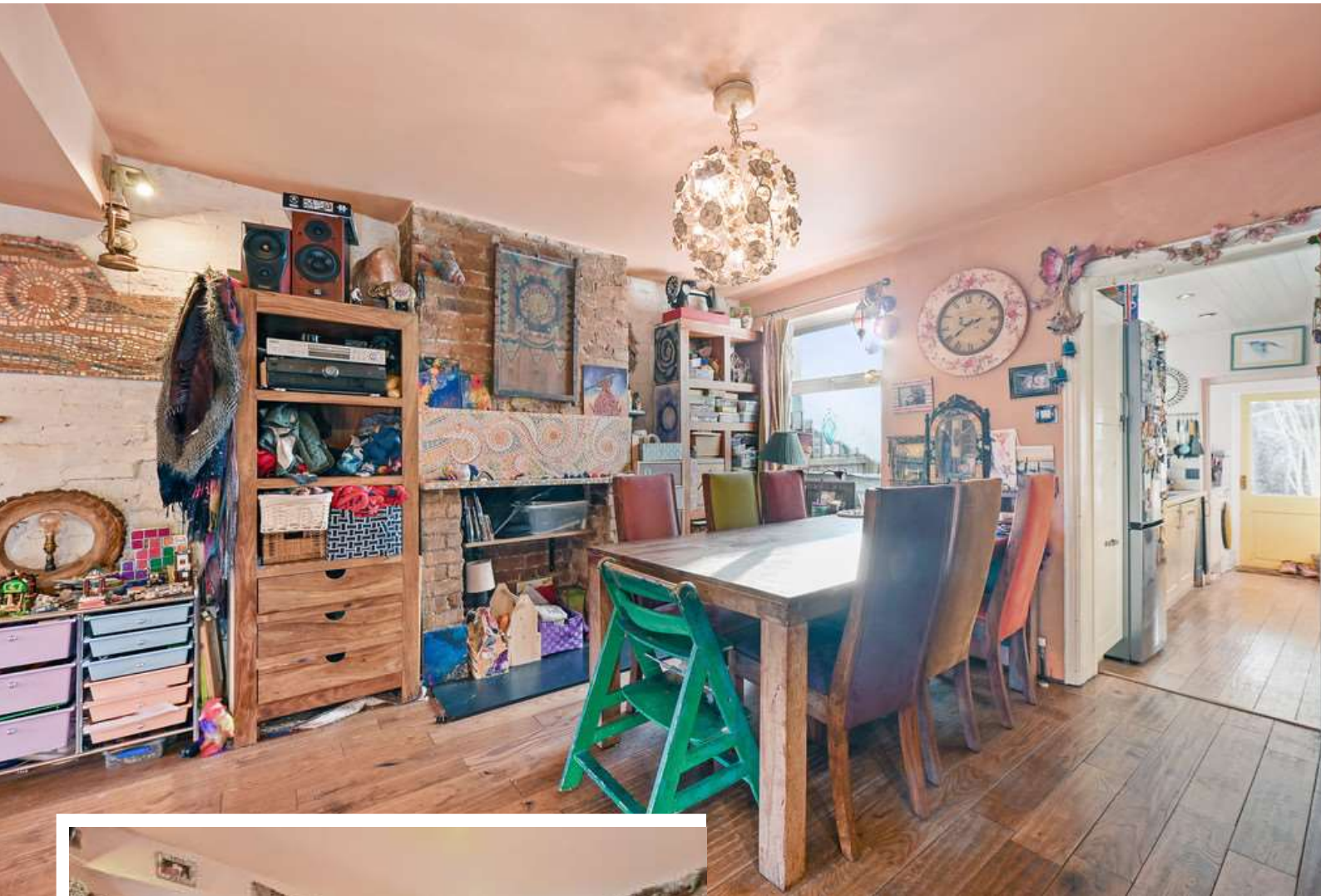
Harrow HA3 6HW

- Two bedroom cottage
- Useable loft room
- Guest W.C
- Original features

Offers in excess of **£500,000**

EPC Rating '63'





Property Description

A CHARMING MID TERRACED COTTAGE WITH OFF STREET PARKING currently used as a THREE BEDROOM property located on a quiet no through road well positioned for access to the amenities of the High Road, including Waitrose, Lidl and Harrow Weald Bus Garage. The property offers ample living space with a modern through lounge with hard wood flooring, a kitchen to the rear with fitted appliances, a separate utility area with a guest W.C. On the first floor there is a large master bedroom with fitted wardrobes, a second good sized single bedroom and a spacious family bathroom with freestanding bath and separate shower cubicle. This characterful cottage further benefits from a USEABLE LOFT ROOM current used as a double bedroom with storage in the eaves. There is a private garden with a large outbuilding, perfect to be used as a summer room or workshop.

THROUGH LOUNGE 24' 7" x 13' 5" (7.5m x 4.1m) Hard wood flooring and featuring a log burner

KITCHEN 11' 5" x 7' 10" (3.5m x 2.4m) Fitted with Dishwasher, oven with grill and gas hob with 4 rings.





WC 3' 11" x 2' 11" (1.2m x 0.9m) There is a utility area adjacent to the W.C

BEDROOM ONE 13' 5" x 12' 1" (4.1m x 3.7m) A large double bedroom with fitted wardrobes and featuring the original fireplace

BEDROOM TWO 12' 1" x 6' 10" (3.7m x 2.1m) A large single room with space for a bed and wardrobe featuring the original fireplace

FAMILY BATHROOM 11' 5" x 7' 10" (3.5m x 2.4m) Freestanding bath with separate shower cubicle, W.C and basin



LOFT ROOM 11' 5" x 11' 1" (3.5m x 3.4m) Currently being used as a large double bedroom with ample storage in the eaves.

OUTBUILDING 9' 10" x 9' 10" (3m x 3m) Large unit currently used as storage/workshop with electricity powered with its own fuseboard.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

399 High Road
Harrow
Middlesex
HA3 6EL

www.hintonresidential.com
sales@hintonanddownes.com
0208 861 1066

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