



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Park Crescent

Harrow Weald HA3 6ER

- Three bedroom semi detached house
- Favoured location close to facilities
- Gas central heating and double glazed windows
- Own driveway to the side and off street parking

Guide Price **£650,000**

EPC Rating '57'

Property Description

AN ATTRACTIVE THREE BEDROOM ANGLED BAY FRONTED SEMI DETACHED HOUSE WITH OWN DRIVEWAY located in a sought after crescent within easy reach of facilities in the Harrow Weald area. The property is offered for sale in good order throughout and benefits from gas fired central heating, double glazed windows, two inter-communicating reception rooms, a well appointed conservatory with garden views and the aforementioned three bedrooms. Off street parking is provided via the own driveway and the rear garden extends to around 90ft in length. An internal inspection comes highly advised by the owners Sole Agents.

ENTRANCE PORCH

ENTRANCE HALL Radiator. Understairs storage cupboards.

THROUGH LOUNGE 24' 11" x 11' 5" (7.61m x 3.50m)
Double glazed window to front aspect. Radiators. doors to rear aspect and conservatory.

CONSERVATORY 9' 8" x 8' 11" (2.97m x 2.74m) Double

glazed conservatory with garden aspect. Doors to side aspect and garden.

KITCHEN 8' 4" x 6' 5" (2.56m x 1.98m) Fitted with a range of eye and base units with work surfaces to compliment. Single drainer sink unit with mixer taps. Recess for cooker. Plumbed for washing machine. Part tiled walls. Double glazed window to rear aspect and garden. Door to side aspect.

FIRST FLOOR LANDING

BEDROOM I 13' 0" x 11' 1" (3.98m x 3.4m) Double glazed window to front aspect. Radiator. Fitted wardrobes.

BEDROOM II 11' 10" x 11' 1" (3.63 m x 3.38m) Double glazed window to rear aspect. Radiator. Fitted wardrobes.

BEDROOM III 8' 1" x 6' 4" (2.47m x 1.95m) Double glazed window to front aspect. Radiator.

BATHROOM Panelled bath with mixer taps. Pedestal hand wash basin. Low level WC. Double glazed window to rear aspect.

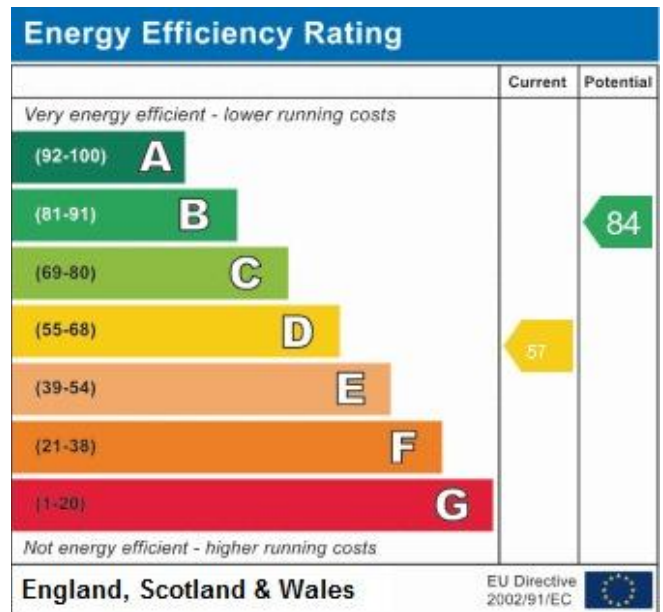
OFF STREET PARKING

REAR GARDEN Approaching 90ft in length. Lawn and borders.

**PARK CRESCENT
HARROW WEALD HA3**



APPROX. GROSS INTERNAL FLOOR AREA 884.25 SQ. FT / 82.15 SQ. M
 APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE CONSERVATORY 985.11 SQ. FT / 91.52 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