



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Twickenham Gardens

Harrow HA3 6BG

- Two double bedroom
- Private garden
- In good order
- Garage

Asking Price Of **£350,000**

EPC Rating 'TBC'





Property Description

A very spacious TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE WITH PRIVATE GARDEN AND GARAGE located on a popular cul-de-sac off of Elms Road in Harrow Weald very close to the High Road where you will find the Harrow Weald Bus Garage, shops including Waitrose and Lidl, local restaurants and cafe's. The property is also well placed for access to 'Good' and 'outstanding' schools. This lovely home is offered to the market with no onward chain and further benefits from gas central heating, double glazed windows and a lease in excess of 900 years.

The property comprises; a good sized eat-in fitted kitchen with electric hob, double oven, space for a washing machine and fridge freezer, a spacious master bedroom with marble style fireplace and plenty of space for wardrobes, a lovely West facing reception room with French doors out to the rear garden, a second double bedroom, a family bathroom with basin and bath with over head shower and a separate W.C.

The rear garden is a very good size, approximately 33ft in length with access from the side.



We have been advised the lease has 936 years remaining.
 We have been advised the ground rent is £20
 We have been advised there is no service charge

Schools within 1 mile

Bentley Wood School - Ofsted 'Outstanding'
 Kingsley School - Ofsted 'Outstanding'
 Weald Rise Primary School - Ofsted 'Good'
 Helix Education Centre - Ofsted 'Good'
 Hujjat Primary School - Ofsted 'Good'
 Salvatorian Roman Catholic College - Ofsted 'Good'
 Sacred Heart Language College - Ofsted 'Good'
 Belmont School - Ofsted 'Good'
 Cedars Manor - Ofsted 'Good'
 St Josephs Catholic School - Ofsted 'Good'
 St Teresa's Catholic School - Ofsted 'Good'
 Hatch End High - Ofsted 'Good'



Local Transport

Harrow and Wealdstone Station - Bakerloo Line and
 Overground including fast trains to Euston - 1 mile
 Headstone Lane Station - Overground

H19 Bus Route to Harrow
 140 (N140) Bus Route to Hayes
 182 Bus Route to Brent Cross
 258 Bus Route to Watford/South Harrow
 340 Bus Route to Edgware/Harrow
 H12 Bus Route to Stanmore/South Harrow
 N18 Bus Route to Trafalgar Square



KITCHEN 10' 10" x 7' 4" (3.31m x 2.26m)

RECEPTION ROOM 11' 10" x 13' 11" (3.62m x 4.25m)

HALL 10' 5" x 6' 3" (3.19m x 1.92m)

BATHROOM 5' 7" x 5' 4" (1.71m x 1.64m)

W.C 3' 10" x 2' 9" (1.17m x 0.84m)

BEDROOM 1 11' 9" x 16' 8" (3.59m x 5.10m)

BEDROOM 2 8' 0" x 12' 1" (2.442m x 3.69m)



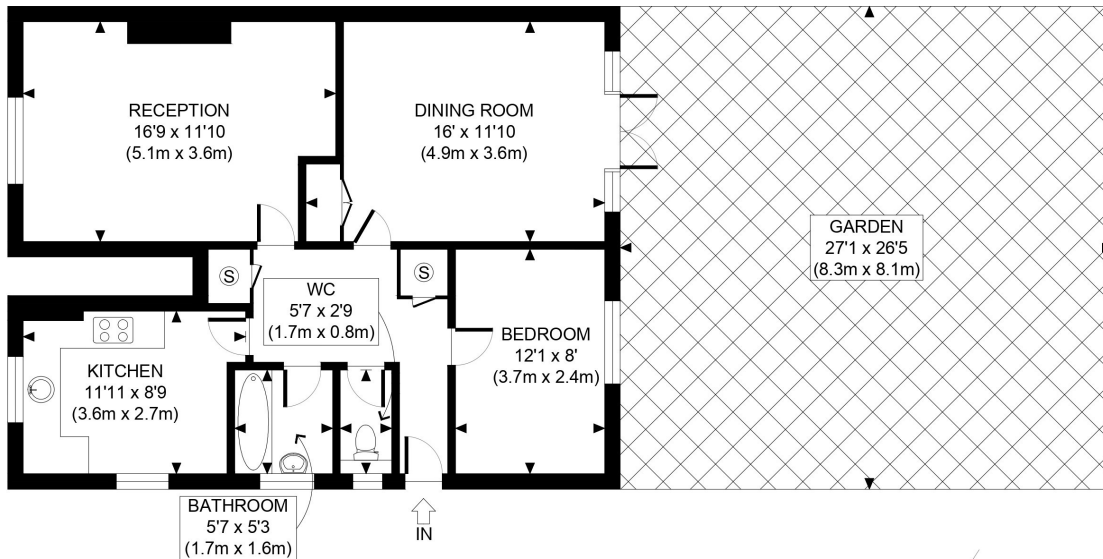
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 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.





GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 721 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA: 721 SQ FT/ 67 SQM

PROPERTY PHOTO PLANS.CO.UK
ONE STOP SHOP FOR PROPERTY MARKETING

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