



HINTON
residential

SALES, LETTINGS & MANAGEMENT

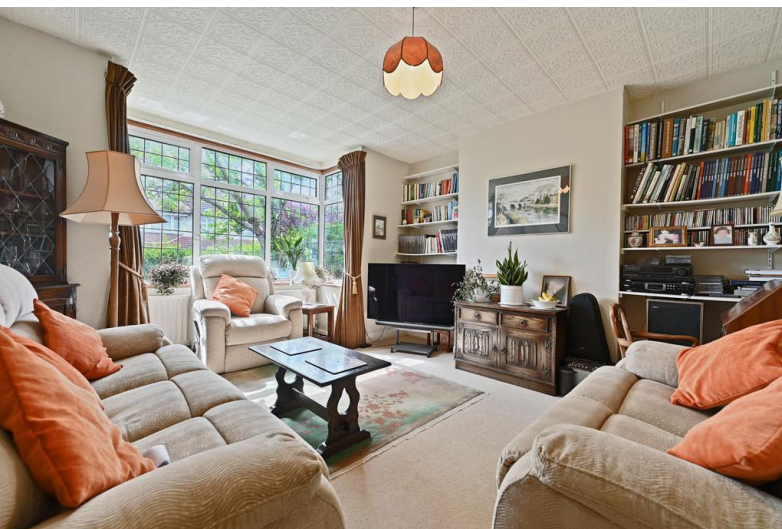
The Meadow Way

Harrow HA3 7BP

- Semi detached
- Three bedroom
- Large rear garden
- Potential for extension (STPP)

Asking Price Of **£575,000**

EPC Rating 'D'





Property Description

A very well presented THREE BEDROOM semi detached house with GARAGE located on this popular tree lined road in Harrow Weald. The property is conveniently located for access to Harrow and Wealdstone Station (Bakerloo line and Lioness line including fast trains), local schools, supermarkets and convenience shops. The property benefits from gas central heating and offers purchasers an opportunity for modernisation, reflected in the price, and scope for extensions (STPP).

This lovely home comprises; a bay fronted south facing reception room with high ceilings, a second reception room currently used for dining with doors leading to the garden and a separate good sized fitted kitchen with space for appliances such as a gas hob, electric oven, washing machine and fridge freezer.



On the first floor there is a large south facing master bedroom with fitted wardrobes, a second double also with fitted wardrobes, a third good sized single bedroom, a family bathroom with bath and overhead shower and the W.C is separate. The loft is fully boarded and equipped with lighting and electrical sockets, the current owner previously used this useable space for storage and an office.

The large rear garden is mostly laid to lawn with a large patio off of the dining room, perfect for entertaining and is well stocked with various plants and fruit trees.

Local Schools



Sacred Heart Language College - Outstanding
 St Josephs Catholic School - Outstanding
 Kingsley School - Outstanding
 Priestmead School - Outstanding
 Salvatorian Roman Catholic College - Good
 Belmont School - Good
 Weald Rise - Good
 Marlborough School - Good
 Helix Education Centre - Good
 Hujjat Primary School - Good
 Cedars Manor - Good
 Elmgrove Primary School - Good
 Alpha Prep - Independent



Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Lioness line to Euston including fast trains to Euston from 13 minutes.
 Headstone Lane Station - Lioness Line to Watford Junction/Euston
 Harrow on the Hill Station - Metropolitan line and overground to Marylebone

Bus Routes

140 - Hayes to Harrow Weald
 182 - Harrow to Brent Cross
 258 - Watford Junction to South Harrow
 340 - Edgware to Harrow
 N18 - Harrow Weald to Trafalgar Square (Night service)
 N140 - Heathrow to Harrow Weald (Night service)



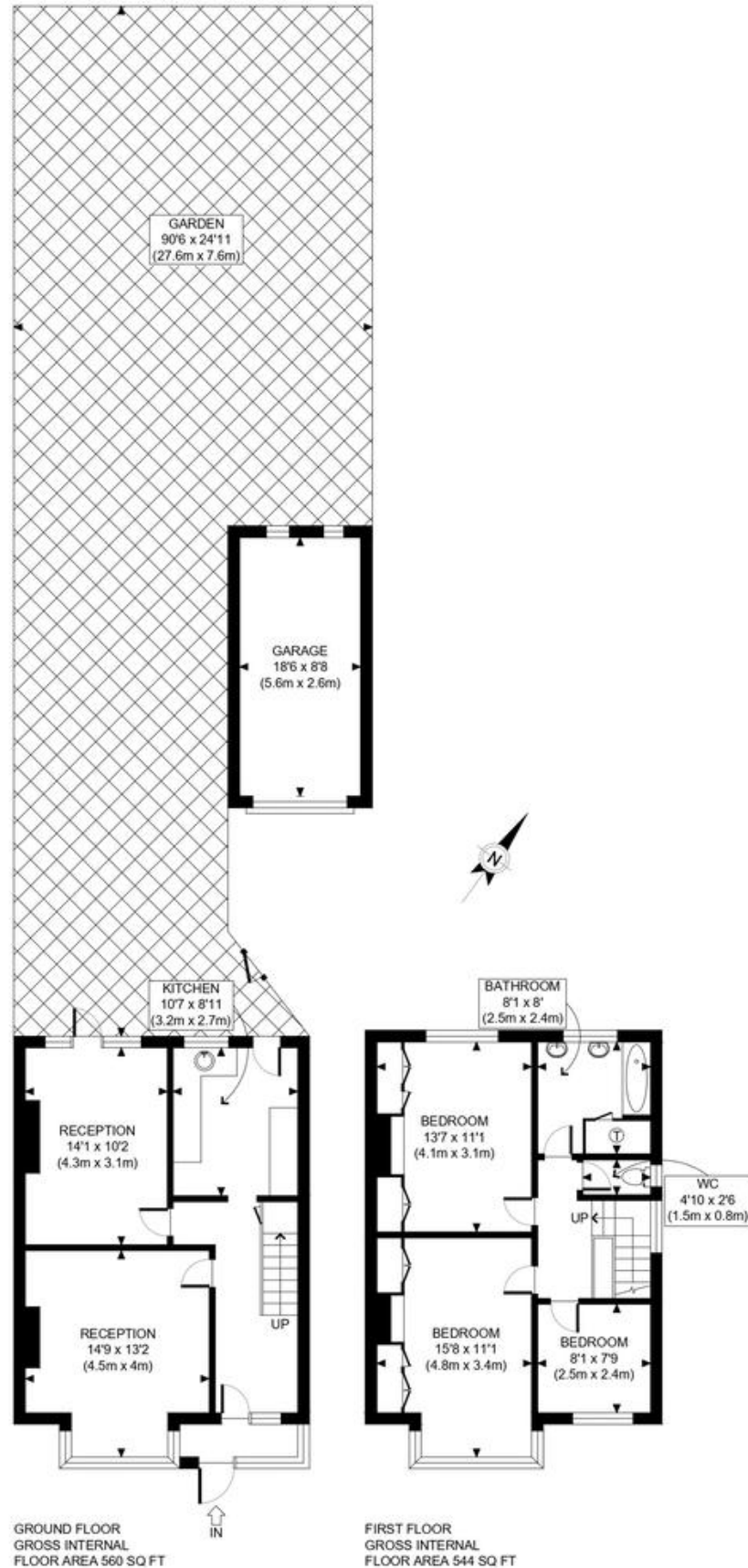


Local Area

There is no end of ways to fill the evening and weekends with the location of this home, being only 0.8m from Harrow and Wealdstone Station residents can jump on a train and be in London in less than 15 minutes! Byron Park and Boxtree Park are also both within close proximity of the property for weekend walks. Harrow, Hatch End and Stanmore offer you plenty of choice of restaurants and bars.



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 GARAGE: 1264 SQ FT/ 117 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1104 SQ FT/ 103 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		