



HINTON
residential

SALES, LETTINGS & MANAGEMENT

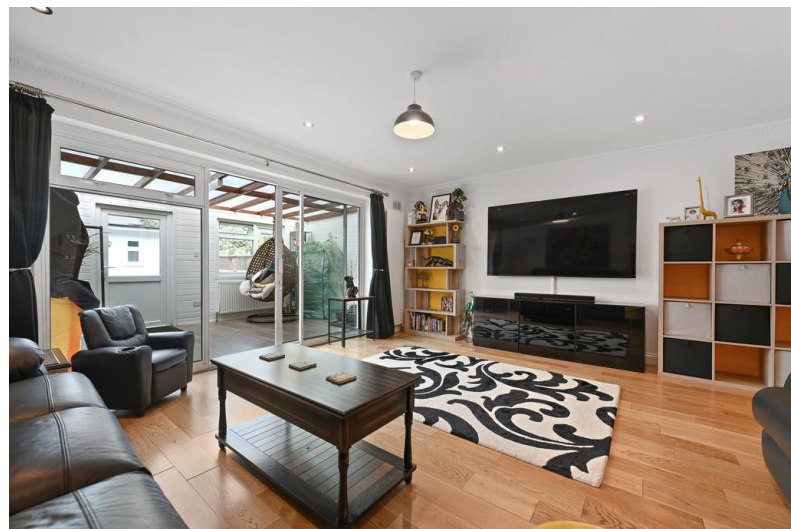
Claremont Road

Harrow HA3 7AU

- Detached family home
- Three genuine double bedrooms
- Large open plan reception/dining space
- Off street parking for 2-3 cars

Asking Price Of £650,000

EPC Rating 'C'





Property Description

A beautifully presented THREE DOUBLE BEDROOM DETACHED house with OFF STREET PARKING for two to three cars, a large conservatory and an OUTBUILDING. The property is conveniently located for access to local schools, transport links including Harrow and Wealdstone Station (Bakerloo line and fast trains to Euston) as well as shops, cafe's and supermarkets.

This wonderful home is perfectly laid out for a growing family and comprises; An entrance porch leading into a spacious reception room, a separate fitted kitchen with gloss finish, space for appliances and space to dine. To the rear of the property there is a small 'lean to', ideal for summer dining or a children's play area.

On the first floor there are three double bedrooms, a tiled family bathroom with bath, overhead shower and a heated towel rail. There is a separate W.C available for guests.

The garden is easily maintainable with a decked area for entertaining, gravelled borders and a lawn area. There is access to a summer house, perfect to use as a home gym or office.

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

Please note Ofsted ratings are subject to change, buyers should do their own due diligence



Local Transport

Harrow and Wealdstone Station - Bakerloo Line and Lioness line including fast trains that reach Euston in as little as 13 minutes, making this an excellent choice for commuters.
 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

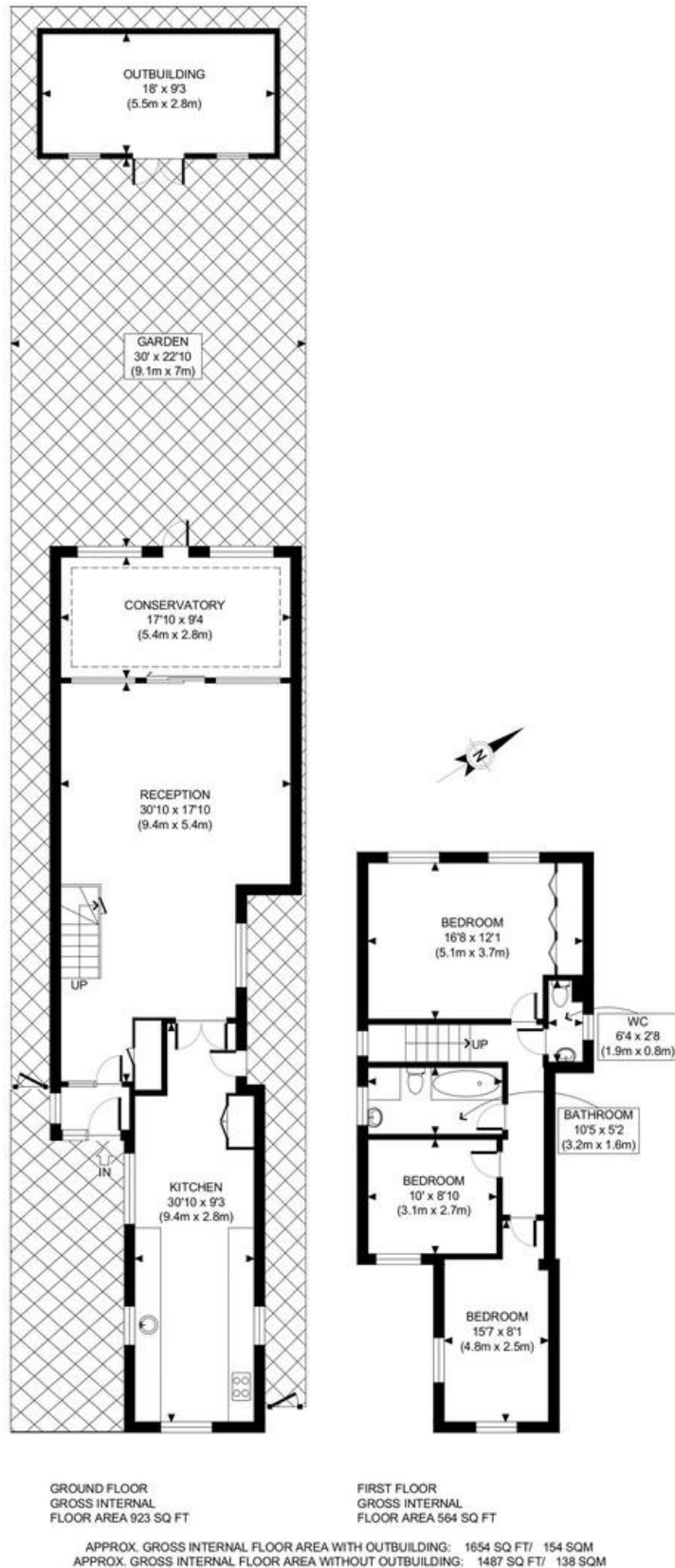
There is no end of ways to fill the evening and weekends with the location of this home, being only 0.7m from Harrow and Wealdstone Station residents can jump on a train and be in London in less than 15 minutes! Byron Park and Boxtree Park are also both within close proximity of the property for weekend 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.





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.

PROPERTY PHOTO PLANS
SEE STEP STEP FOR PROPERTY MEASUREMENTS

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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