

DERBY AVENUE

Harrow • HA3 5JU

A beautifully refurbished three-bedroom semi-detached family home with garage, off-street parking and no onward chain.



3

BEDROOMS

2

PARKING SPACES

1

GARAGE

£550,000

ASKING PRICE

REFURBISHED • GUEST W.C. • SOUTH-FACING THROUGH LOUNGE • EPC 65 (D)

A fresh, ready-to-enjoy family home

Newly refurbished throughout, this attractive semi-detached home combines bright living space, practical family accommodation and excellent potential for the future.



Property highlights

- ✓ Spacious south-facing through lounge with feature fireplace
- ✓ Newly fitted kitchen with space for appliances
- ✓ Guest W.C. conveniently accessed from the hallway
- ✓ Two double bedrooms with fitted wardrobes plus a good-sized single bedroom
- ✓ Brand-new family bathroom with bath and overhead shower
- ✓ Garage and off-street parking for two cars
- ✓ Generous rear garden with patio and lawn — ideal for entertaining
- ✓ Potential for further extension, subject to planning permission (STPP)
- ✓ Available with no onward chain

Space for everyday living

The accommodation is arranged over two floors and offers a versatile layout for families, home working and entertaining.



Bedrooms

Upstairs are two double bedrooms, both benefiting from fitted wardrobes, together with a well-proportioned single bedroom. Neutral finishes and excellent natural light give the rooms a calm, move-in-ready feel.



Garden & entertaining

To the rear is a very good-sized garden with a large patio immediately off the house, ideal for barbecues and outdoor entertaining, with the remainder laid to lawn.



Connected to Harrow and beyond

Derby Avenue is a quiet cul-de-sac off Long Elmes, well placed for everyday amenities, green space, schools and transport links.

TRANSPORT

- Headstone Lane Station — approx. 0.7 miles; Overground to Watford Junction and Euston.
- Harrow & Wealdstone Station — approx. 0.8 miles; Bakerloo Line and Overground, including fast trains to Euston from 13 minutes.
- H12 bus route to Stanmore / South Harrow.
- H19 bus route to Central Harrow.

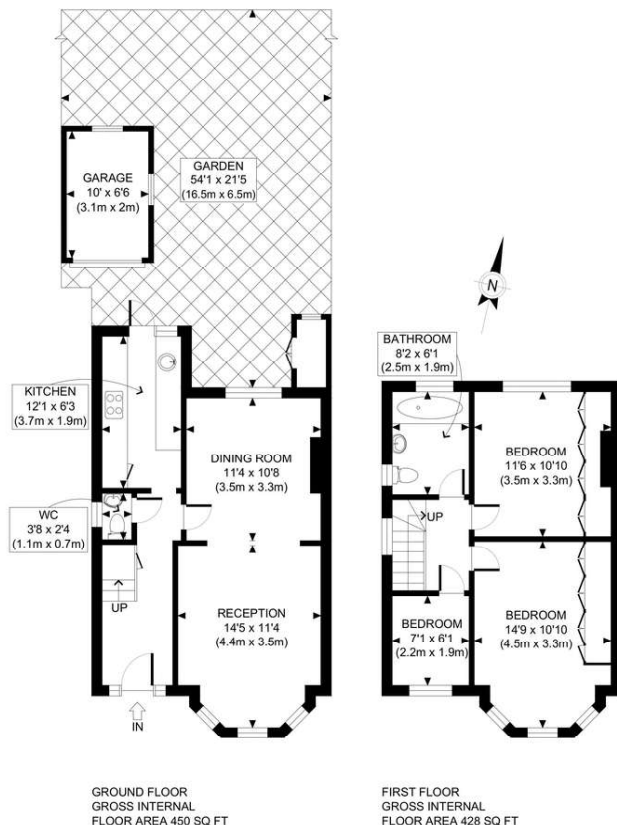
LOCAL AREA

- High Road amenities include Waitrose, Iceland, Lidl, local shops, bakeries and supermarkets.
- Boxtree Park is close by for weekend walks and refurbished tennis courts.
- Hatch End and Stanmore are both less than 2 miles away, offering a wide choice of restaurants and bars.

Local schools

- Whitefriars School — all age groups — Ofsted ‘Good’
- St Theresa’s School — Primary — Ofsted ‘Good’
- Salvatorian Roman Catholic College — Secondary — Ofsted ‘Good’
- Hatch End High School — Ofsted ‘Good’
- Cedars Manor — Primary — Ofsted ‘Good’
- Pinner Park Primary School — Ofsted ‘Good’
- Sacred Heart Language College — Secondary — Ofsted ‘Good’
- Hujjat Primary School — Ofsted ‘Good’
- Kingsley High School — Secondary — Ofsted ‘Outstanding’
- Weald Rise — Primary — Ofsted ‘Good’
- Marlborough Primary School — Ofsted ‘Good’
- Belmont School — Primary — Ofsted ‘Good’

Floor plan & energy performance



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 943 SQ FT/ 88 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 878 SQ FT/ 82 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.

PROPERTY PHOTO PLANS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

At a glance

Approx. gross internal floor area with garage: 943 sq ft / 88 sq m. Approx. gross internal floor area without garage: 878 sq ft / 82 sq m. EPC current rating: 65 (D); potential rating: 78 (C).

Arrange your viewing

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Important information

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