

£509,950

Hibbert Road, Harrow Weald, HA3



- Corner plot location
- 3 bedrooms
- Potential for large extensions to side & rear
- Through lounge
- Dining room extension
- Studio in garden
- Garage via own drive access from Fisher Road
- In need of modernisation
- Chain free sale

A much loved family home that is being offered for sale for the first time in 65 years. This 3 bedroom house is situated on a prominent corner plot located in Harrow Weald close to many local amenities. The house is in need of modernisation but has huge potential to extend to the side rear and loft (stpp). Other features include a garage via own drive and a studio room in the garden.



# Hibbert Road, Harrow Weald, HA3

## Hall

Understairs cupboard, radiator, carpet.

## Through lounge

24'2" x 13'2" (7.37m x 4.01m)

Front aspect double glazed bay windows, radiator, carpet, open plan at rear to dining room extension and kitchen.

## Dining room extension

17'9" x 10'6" (5.41m x 3.20m)

Rear aspect double glazed windows, door to garden, radiator.

## Kitchen area

9'10" x 6'10" (3.00m x 2.08m)

Wall and base units work tops, space and plumbed for dish washer and washing machine, gas cooker point, one and a half bowl sink unit, space for fridge, part tiled walls.

## Landing

Side aspect double glazed windows.

## Bedroom 1

12'4" x 10'8" (3.76m x 3.25m)

Front aspect double glazed windows, wardrobes, radiator, carpet.

## Bedroom 2

10'8" x 11'6" (3.25m x 3.51m)

Rear aspect double glazed windows, wardrobes, radiator, carpet.

## Bedroom 3

7'8" x 6'9" (2.34m x 2.06m)

Front aspect double glazed windows, carpet, radiator.

## Bathroom

Panel enclosed bath, shower attachment, vanity wash hand basin, part tiled walls, radiator, double glazed window to rear.

## Separate wc

Low level wc, rear aspect double glazed window.

## Rear Garden

Well maintained rear garden with patio area, lawned to rear with mature borders, gate to side garden, access to studio and gate to rear own drive and garage.



## Directions

## Location

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>71</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>30</b>	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>36</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

VIEWING BY APPOINTMENT WITH AGENTS ANDERSON BROWN & CLARKE

Stanmore Business and Innovation Centre, Stanmore Place, Howard Road, Stanmore, Middlesex, HA7 1GB T: 0203 859 8922 E: info@abandcsales.co.uk  
W: www.abandcsales.co.uk

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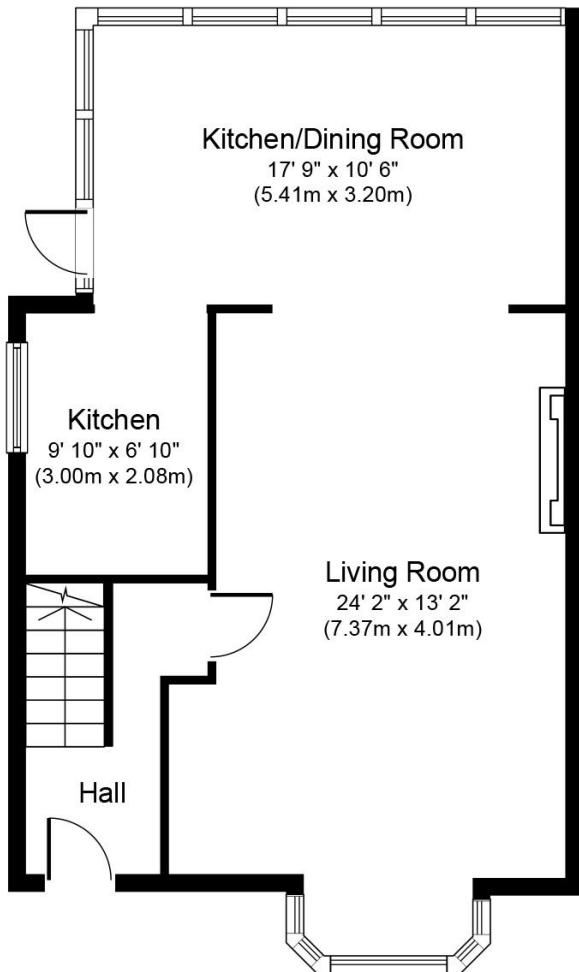
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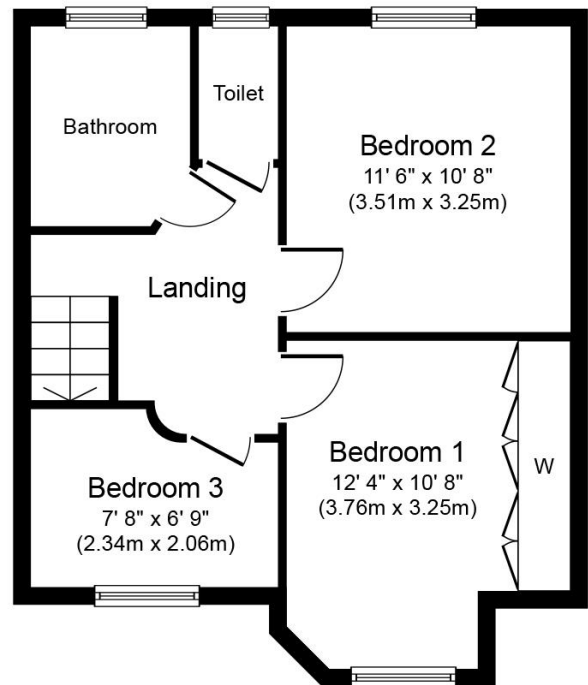
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Written quotations available on request. All loans secured on property. Life assurance is usually required.



**Ground Floor**  
**Approximate Floor Area**  
**639 sq. ft.**  
**(59.4 sq. m.)**



**First Floor**  
**Approximate Floor Area**  
**449 sq. ft.**  
**(41.7 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.