



36 Hinkler Road, Harrow, HA3 9AU

This well located three bedroom semi-detached home offers the perfect foundation for a family home, side space and a very large rear garden, making it an ideal opportunity for buyers looking to modernise and create a long term home.

In need of updating throughout, the property provides a true blank canvas with excellent scope for further expansion, subject to the usual planning permissions. The generous side space, expansive rear garden and loft area all present exciting potential for extension.

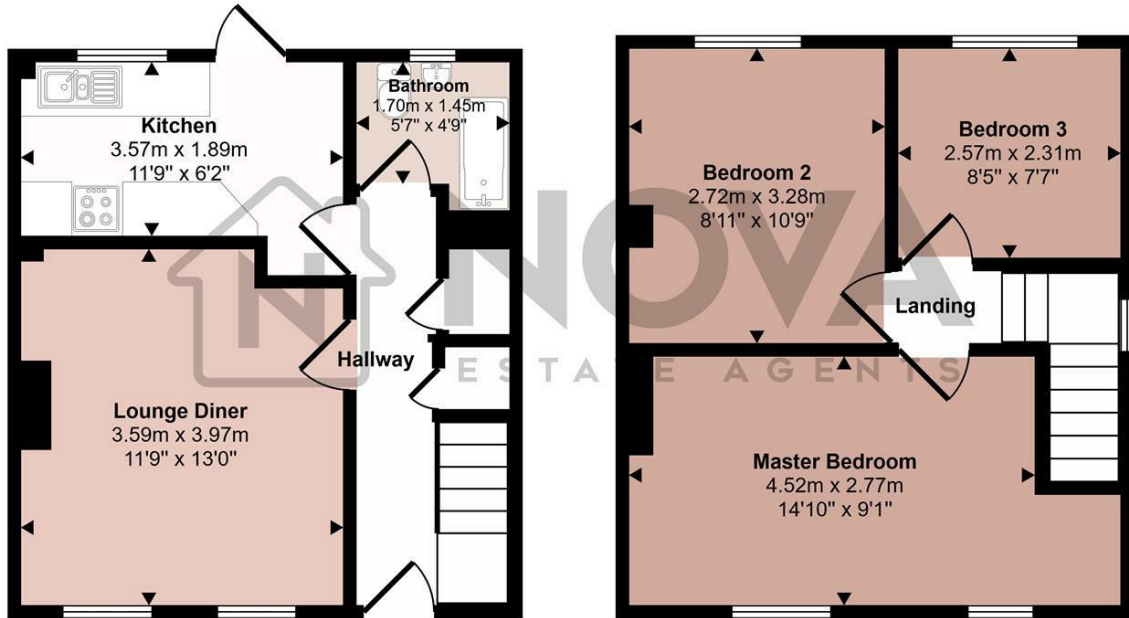
The ground floor comprises a bright lounge/diner, a fitted kitchen and a downstairs bathroom. From the rear, there is access to a patio area leading onto a large laid to lawn garden, which also benefits from a shed and offers ample space for outdoor living, family use or future development.

Upstairs, the property features three good sized bedrooms, all offering comfortable

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- 3 Bedroom Home
- In Need of Modernisation
- Close to Well Regarded Schools
- Nearby to Queensbury Station
- Potential to Extend (STPP)
- Driveway Parking
- Large Garden
- Chain Free!

£500,000

Approx Gross Internal Area
67 sq m / 720 sq ft



Ground Floor

Approx 33 sq m / 355 sq ft

First Floor

Approx 34 sq m / 365 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 