

Asking Price £625,000



Manor Road, Harrow, HA1 2PF

This three-bedroom semi-detached house on Manor Road, Harrow (HA1 2PF) offers spacious accommodation including a through lounge, separate reception room, large kitchen, fully tiled bathroom, private garden, and off-street parking. The property also benefits from granted planning permission for the development of two two-bedroom, two-bathroom flats, presenting a strong investment opportunity. Ideally located, it is within easy reach of Kenton Station (Bakerloo Line) and Harrow-on-the-Hill Station (Metropolitan Line), offering excellent transport links into central London. Harrow Town Centre is nearby, providing a wide range of shops, restaurants, and amenities, while several reputable schools and green spaces such as Headstone Manor Recreation Ground enhance the appeal for families and professionals alike.

- Semi Detached House
- Three Bedrooms
- Through Lounge
- Reception Room
- Large Kitchen
- Fully Tiled Bathroom
- Garden
- Off Street Parking
- Convenient Location Close To Transport Links, Schools & Local Amenities
- Planning Permission Has Been Granted For 2 x 2 Bedroom / 2 Bathroom Flats (as advised)

Council Tax Band: D

Freehold





INTERNALLY

This well-presented semi-detached house offers a spacious and thoughtfully designed layout across two floors. The ground floor features a welcoming entrance leading to a generously sized through lounge, providing an open and airy space ideal for both relaxation and dining. To the rear of the dining room is a door that leads into another reception room which adds further versatility. The fitted kitchen comprises matching wall and base units, a gas hob with an extractor fan over, a built-in oven, stainless steel sink with a drainer. There is also direct access to a utility area, enhancing functionality and a door providing access to the garden.

Upstairs, the first floor comprises two double bedrooms with fitted wardrobes and a single bedroom, including a spacious master bedroom. A fully tiled family bathroom comprising off a tiled enclosed bath with shower screen and unit, pedestal sink and W.C.

The property benefits from gas central heating and double glazing throughout.



EXTERNALLY

Paved frontage with off road parking, side access to back of property via door. Rear garden surrounded by fence with large paved patio area and step down to lawn area with garden shed at the rear.

LOCATION

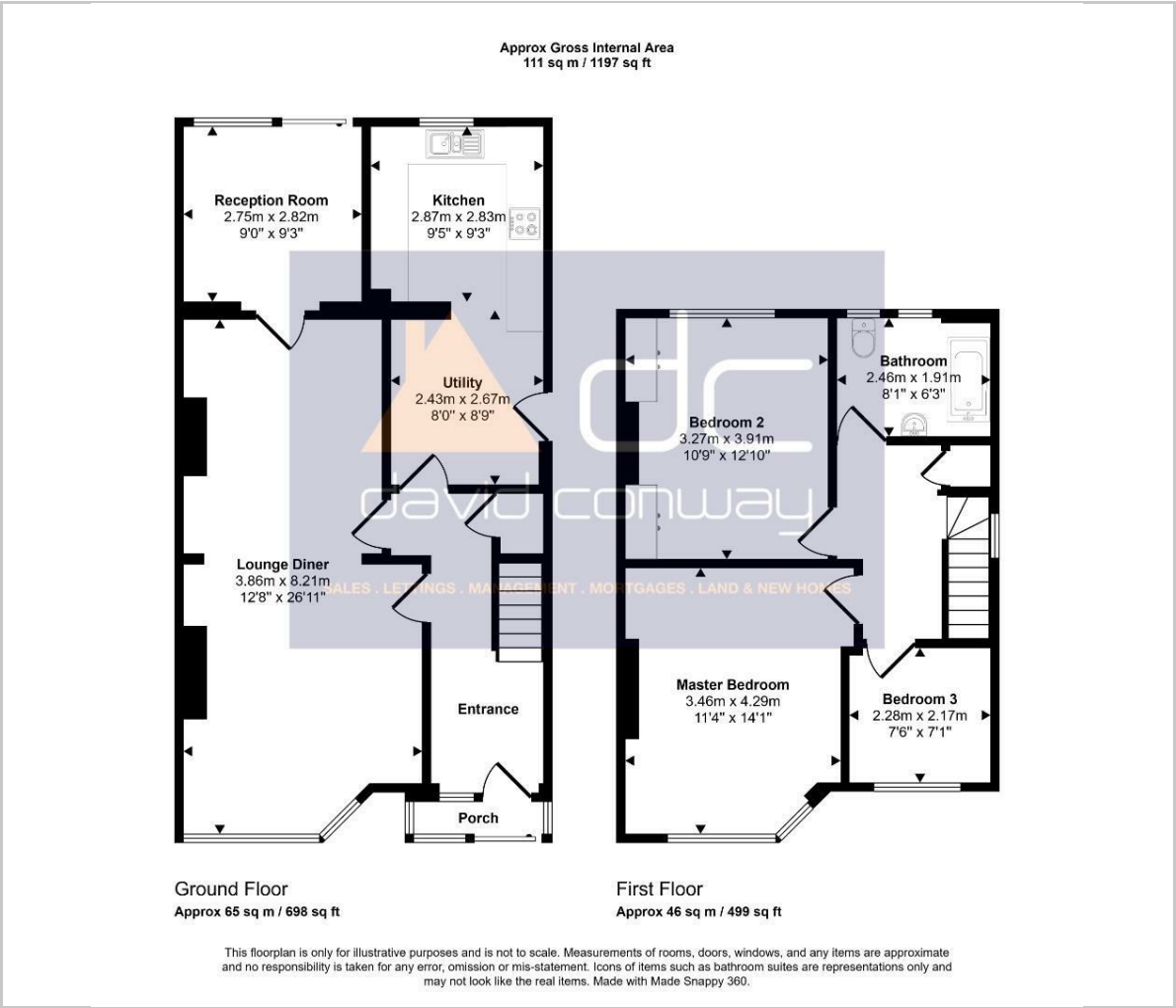
Located within walking distance to Kenton Road with a number of shops and amenities. There are also several transport links located near the flat. Kenton Underground Station is 0.5 miles away, Northwick Park Underground Station is 0.7 miles away and Harrow-on-the-Hill Station is 0.8 miles away. Kenton Recreation Park with its many amenities is just few minutes walk away (0.2 of a mile) Local schools included Elmgrove first and middle school and Harrow High School.

ADDITIONAL INFORMATION

Council Tax Band D - £2,395.86

Planning permission has been granted for 2 x 2 bedroom/2 bathroom flats subject to CIL (Expires May 2026)

Floor Plan



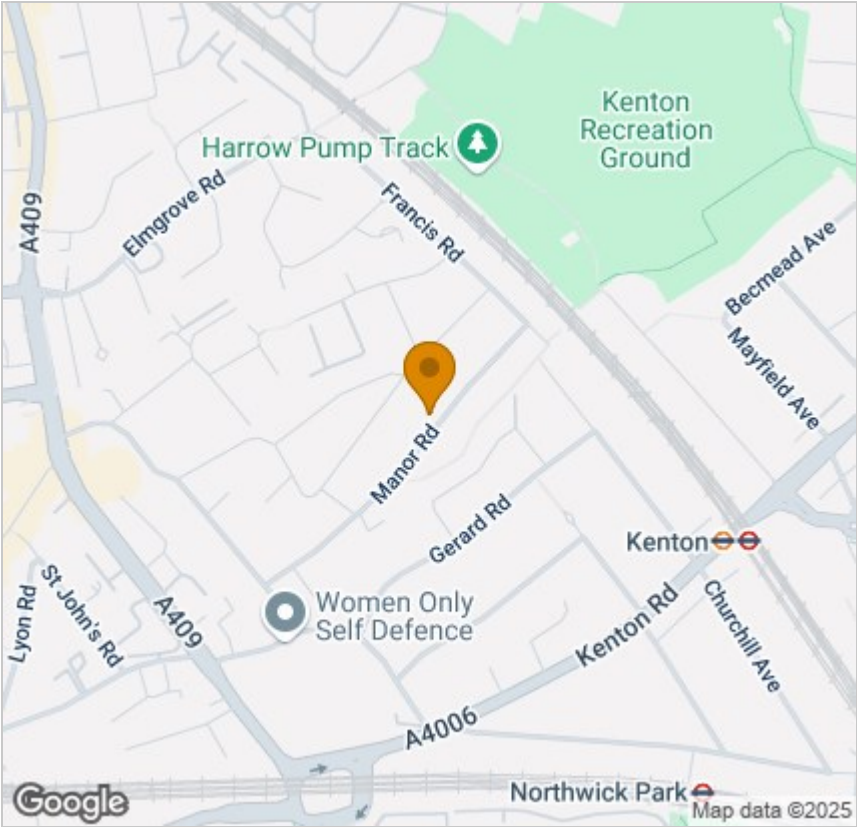
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

