

Canterbury Road

Harrow • • HA1 4PA
Offers In Excess Of: £625,000



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Canterbury Road is a quiet residential road, making it an ideal setting for growing families. This charming property offers a fantastic opportunity for those looking to modernise and create a home tailored to their own style and needs. Conveniently located just a short stroll from North Harrow High Street, it is well positioned for access to local shops, cafes, and excellent transport links. The area is also renowned for its selection of outstanding schools, falling within the catchment for Vaughan Primary School, Whitmore High School, and Nower Hill High School, making it a smart choice for families with children.

Semi Detached Home

Three Bedrooms

Scope to Extend (STPP)

One Bathroom

Two Reception Rooms

Fitted Kitchen

Off-Street Parking

Quiet Residential Road

Within Good School Catchment Areas

Approx Area: 988 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

Step inside through the front door into a welcoming entrance hall that leads to a bright and spacious living room, perfect for relaxing or entertaining guests. Adjacent to the living area is a separate dining room, which offers a great space for family meals and gatherings. The kitchen sits towards the rear of the property, featuring access to the garden and a convenient layout for everyday use. A handy guest WC and a useful storage room complete the ground floor.

Upstairs, the first floor hosts three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or home office space. The main bedroom sits to the front with a charming bay window, while the second bedroom overlooks the rear garden. A third bedroom is ideal for a nursery, study or single bedroom. The family bathroom and a separate WC are positioned for easy access from all rooms.

This thoughtfully arranged home is ideal for a growing family or anyone looking for practical living space in a well-connected location.

Outside

Externally, the property offers ample off-street parking for multiple vehicles, providing both convenience and practicality. To the rear, an expansive private garden awaits, featuring a well-maintained lawn and a spacious patio area—perfect for outdoor entertaining, family gatherings, or simply relaxing in a peaceful setting.

Location

Ideally positioned on the highly sought-after Canterbury Road, this charming property offers exceptional convenience and connectivity. Just a short walk from North Harrow Station, it provides excellent transport links into Central London and the surrounding areas—perfect for commuters.

Families will appreciate the close proximity to a range of well-regarded schools, including Norbury School, Vaughan Primary, Marlborough, and Whitmore High School. The area also boasts a variety of local amenities such as supermarkets, cafés, and restaurants, creating a vibrant and well-serviced community.

Situated moments from both Harrow Town Centre and North Harrow, and within easy reach of West Harrow and Harrow on the Hill stations, this property combines spacious living with a highly convenient location—ideal for family life and everyday ease.



Schools:

Vaughan Primary School 0.3 miles
Pinner Park Primary School 0.8 miles
Nower Hill High School 0.6 miles



Train:

North Harrow Station 0.4 miles
West Harrow Station 0.4 miles
Harrow-on-the-Hill Station 0.9 miles



Car:

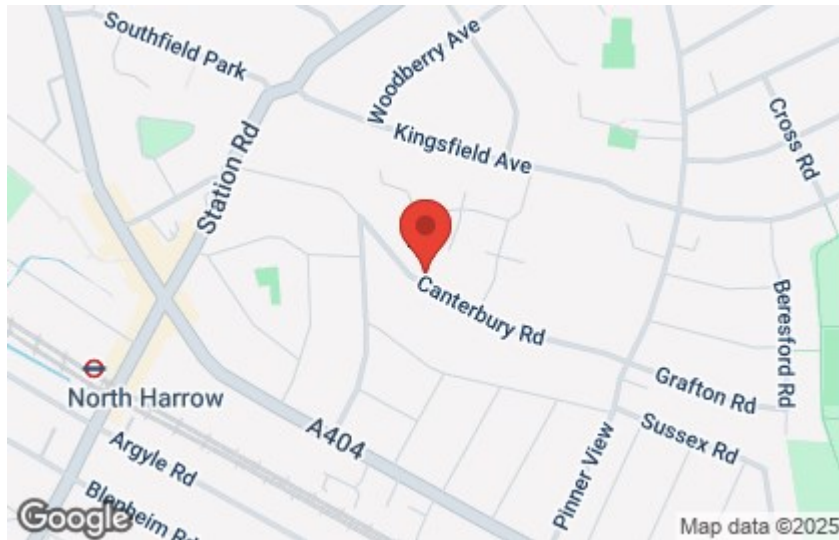
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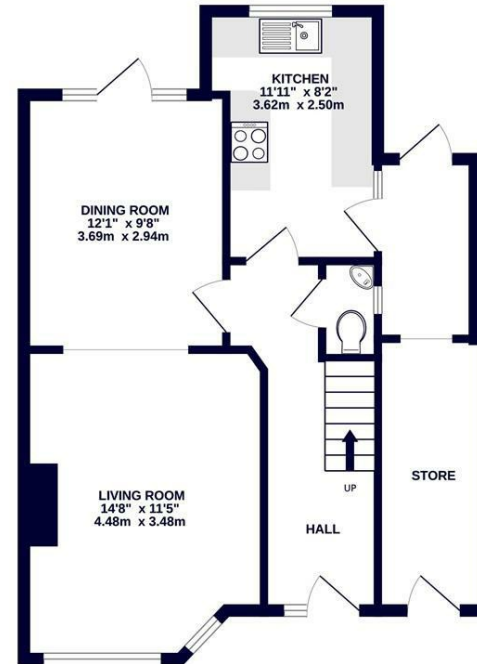
Council Tax Band:

D

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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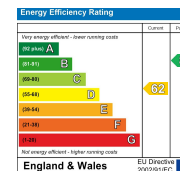
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