

# Bonnersfield Lane

Harrow • • HA1 2LH  
Asking Price: £780,000



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This attractive extended three bedroom semi detached family home offers well-planned and versatile accommodation arranged over two floors, complemented by a detached garage.

The ground floor is accessed via a welcoming porch leading into a central hallway. To the front of the property is a formal dining room, providing an ideal space for entertaining. The living room sits to the rear, offering a comfortable and well-proportioned extended reception room with views over the garden. The kitchen is positioned to the rear of the property and connects through to a spacious breakfast room, creating a practical and sociable area for everyday living. A ground floor cloakroom with utilities completes the accommodation on this level. To the first floor, the property offers three well-sized bedrooms. The principal bedroom benefits from a pleasant outlook to the front of the property, while the remaining bedrooms are served by a family bathroom and a separate WC/Utilities room, adding convenience for family living.

THREE BEDROOM

SEMI DETACHED

HALLS ADJOINING

GARAGE

EXTENDED TO THE REAR

OFF STREET PARKING

MODERN KITCHEN

SOUTH FACING REAR GARDEN

WALKING DISTANCE TO HARROW STATION

1677 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.

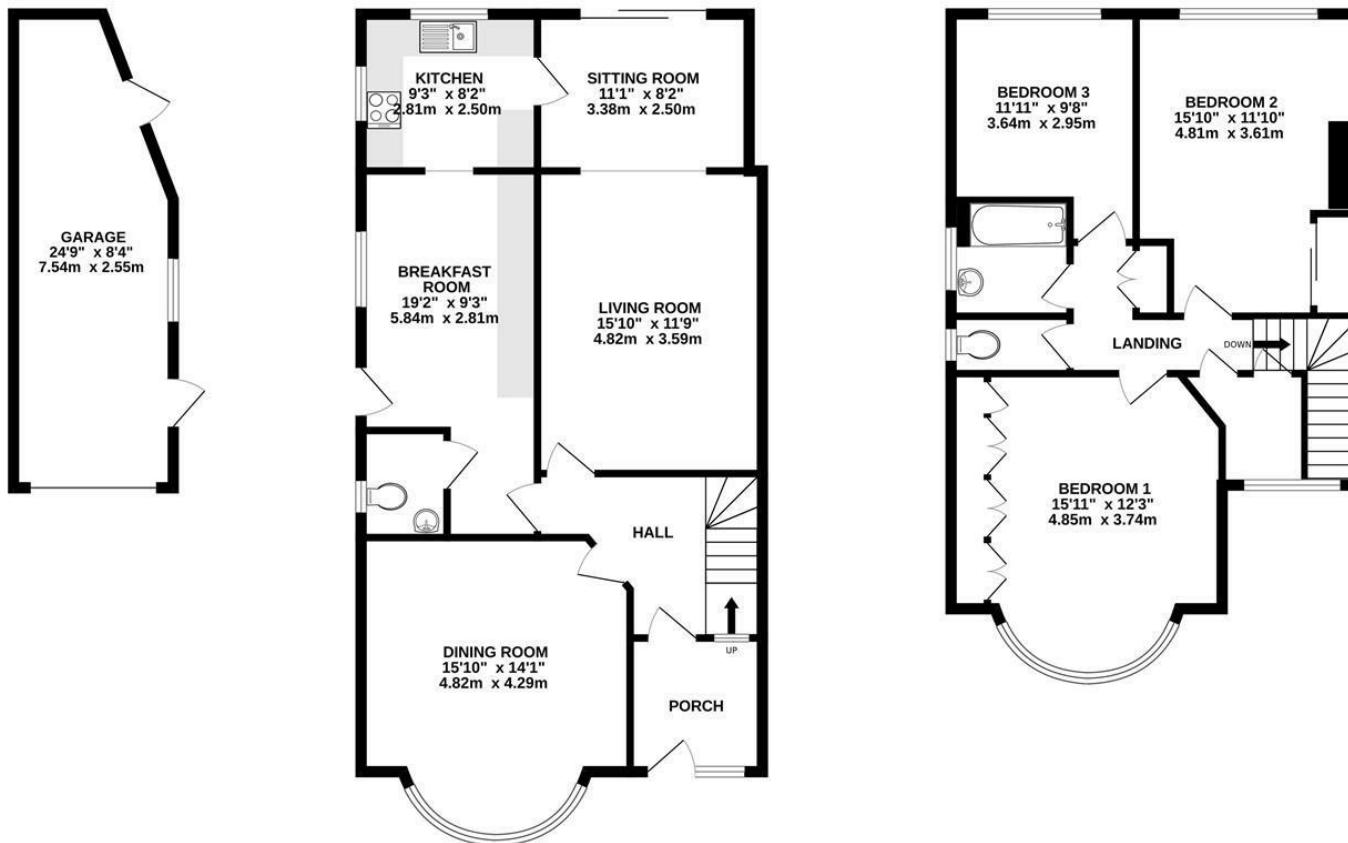




OUTBUILDING  
189 sq.ft. (17.6 sq.m.) approx.

GROUND FLOOR  
850 sq.ft. (79.0 sq.m.) approx.

1ST FLOOR  
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and angles etc. are approximate and no proportions given 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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18 Bridge Street, Pinner,  
Middlesex, HA5 3JF  
pinner@coopersresidential.co.uk

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
2014/15: A	
2014/15: B	
2014/15: C	
2014/15: D	66
2014/15: E	
2014/15: F	
2014/15: G	
All energy efficient - higher running costs	
EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.