



KINGS WAY, HARROW, MIDDLESEX, HA1 1XT £650,000



This classic 1930s-built semi-detached house offers an excellent opportunity for those looking for a charming home with considerable potential for enhancement and expansion. Chain free sale.

The property retains much of its original character, making it ideal for buyers seeking a home they can personalise and develop further.

The house is well-proportioned throughout, with spacious and bright rooms that are typical of this era. It features a generous living room with a large bay window. There is a separate dining room and completing the ground floor is the well sized kitchen, offering potential for modernisation. Upstairs, the property offers two double bedrooms, both spacious and bright, plus a larger-than-average third bedroom-ideal for a children's room, home office, or guest bedroom.

The bathroom is separate from the W.C. The accessible loft provides scope to convert into a further bedroom with en-suite, subject to planning. Outside, the property benefits from a neat front garden enclosed by a hedge boundary, offering both privacy and a pleasant curb appeal.

For off-street parking, there is a private driveway, with access to the adjoining garage, and a further garage is located to the rear of the house.

The garden is a particular highlight, extending to circa 80 ft in length. It is well established with a large expanse of lawn and enjoys the benefit of a southerly aspect.

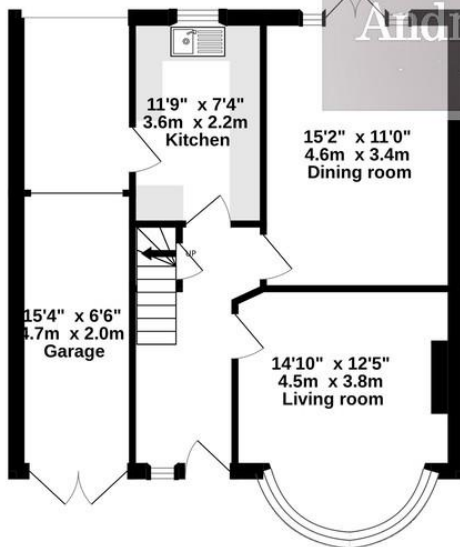
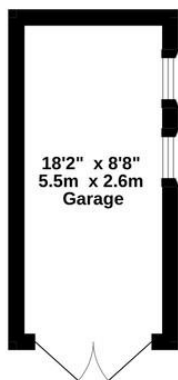


The property also offers considerable scope to extend, with the potential for a double-storey extension to the side and up to 6 metres of single-storey extension at the rear, subject to the usual planning permissions.

Situated in a quiet, yet highly convenient location, the property is within a short stroll of Harrow & Wealdstone Bakerloo line / Overground station. Harrow on the Hill Met. line station is also within easy reach, as is Harrow's multiple shopping and transport amenities. Nearby schools include Marlborough and Norbury Primaries.

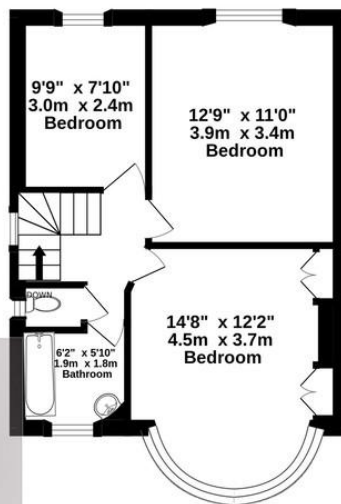
This home would suit those looking for a pleasant residential setting with the potential to enhance and extend to suit individual specifications. It offers the ideal foundation for anyone looking to create their perfect home.

GROUND FLOOR
805 sq.ft. (74.8 sq.m.) approx.



Andrew Pearce

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.7 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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