



**A BRIGHT AND WELL-APPOINTED THREE BEDROOM FAMILY HOME**

Manor Way, North Harrow, HA2 6BZ

**ROBSONS**

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**ENTRANCE HALLWAY • LOUNGE • KITCHEN / DINING ROOM • THREE BEDROOMS • LUXURY FAMILY BATHROOM • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING VIA OWN DRIVEWAY • SCOPE TO EXTEND (STPP)**

### Description

A stylish and beautifully presented three-bedroom property with bright, modern interiors and an attractive rear garden, situated within catchment of Pinner Park Primary School and Nower Hill Secondary School, with North Harrow's amenities and transport facilities close by. The property has been well maintained by the current owner, and offers scope to extend (STPP).

The ground floor comprises a welcoming entrance hallway, with a through lounge / dining room and an open-plan kitchen, providing on-trend contemporary living. The through lounge / diner allows plenty of natural light to flow through, with the dining area benefiting from access to the garden. The kitchen features a range of bespoke units with integrated appliances and ample storage space, and is also accessible via the hallway.







Two large double bedrooms, along with a single bedroom, are located on the first floor, as well as a luxury family bathroom.

This desirable home boasts an attractive rear garden with a shed for storage, and off-street parking to the front.

### Location

Manor Way is between Headstone Lane and Parkside Way, just a short walk from North Harrow High Street, with Pinner, Hatch End and Rayners Lane all close by. For commuters, North Harrow Station provides a regular service into London via the Metropolitan Line, with the Overground available at Headstone Lane or Hatch End.

The area is well served by primary and secondary schooling, including Pinner Park Primary School and Nower Hill Secondary School, which are both within walking distance.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

Energy Efficiency Rating: D

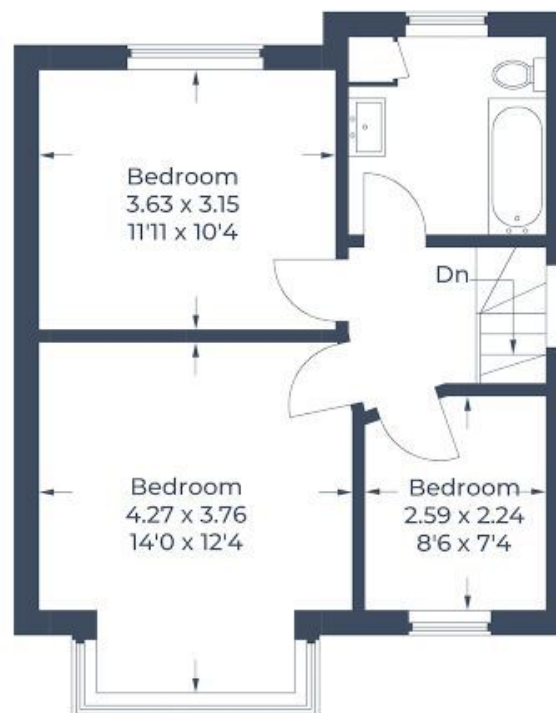
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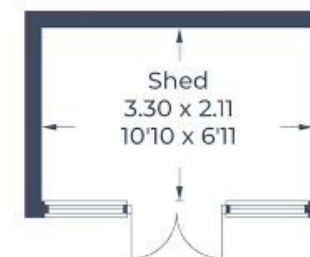
Approximate Gross Internal Area  
 Ground Floor = 45.3 sq m / 488 sq ft  
 First Floor = 43.6 sq m / 469 sq ft  
 Shed = 6.9 sq m / 74 sq ft  
 Total = 95.8 sq m / 1,031 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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