



LAWRENCE RAND

Grasmere Gardens, Harrow

Guide Price **£550,000**

Grasmere Gardens

- Quiet residential street with no onward chain
- Two/Three bedrooms
- Detached bungalow
- Bay-fronted reception room
- Attached outbuilding ideal for studio/workshop conversion
- Close to local amenities
- Off-street parking for multiple vehicles

Detached bungalow with excellent scope to extend (STPP)

Set on a generous plot with over 1,100 sq ft of internal space including integrated outbuilding, this detached Two/ Three bedroom bungalow presents an exciting blank canvas for renovation or extension (STPP), with a wide frontage, excellent proportions, and a superbly private rear garden.

Stepping inside, a spacious central hallway sets the tone for the home's excellent layout. The reception room, positioned at the front of the house, enjoys a large bay window and a bright, open feel ideal for both relaxing and entertaining. Just across the hall, a generous second bedroom offers versatility as a guest room, formal dining space or home office.

At the rear of the property sits a separate kitchen, with dual aspect windows and views over the garden. There's direct access to an adjoining lean-to, which provides useful storage and access to the rear garden.



The principal bedroom spans an impressive 18'3 by 12', featuring full-width fitted wardrobes and twin windows overlooking the garden—offering a peaceful, light-filled retreat. Previously arranged as two separate rooms, it can easily be reinstated with the addition of a stud wall if desired. A traditional bathroom arrangement with separate WC sits off the hallway, offering scope for modernisation or reconfiguration.

One of the standout features is the fantastic garden measuring approx. 44'7 by 34'5 and framed by tall conifer hedging for excellent privacy. To one side, the former garage has been integrated into the main structure, offering over 270 sq ft of space with double doors to the garden perfect for use as a workshop, storage area, or future home office/studio conversion.

The property also benefits from a wide frontage with block-paved driveway providing off-street parking for multiple vehicles.

Verified Material Information:

Energy Performance rating: G

Council tax band: E Local Authority: Harrow

Electricity supply: Mains, Water supply: Mains water, Sewerage: Mains

Heating: Storage heating electric

Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Disclaimer: While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





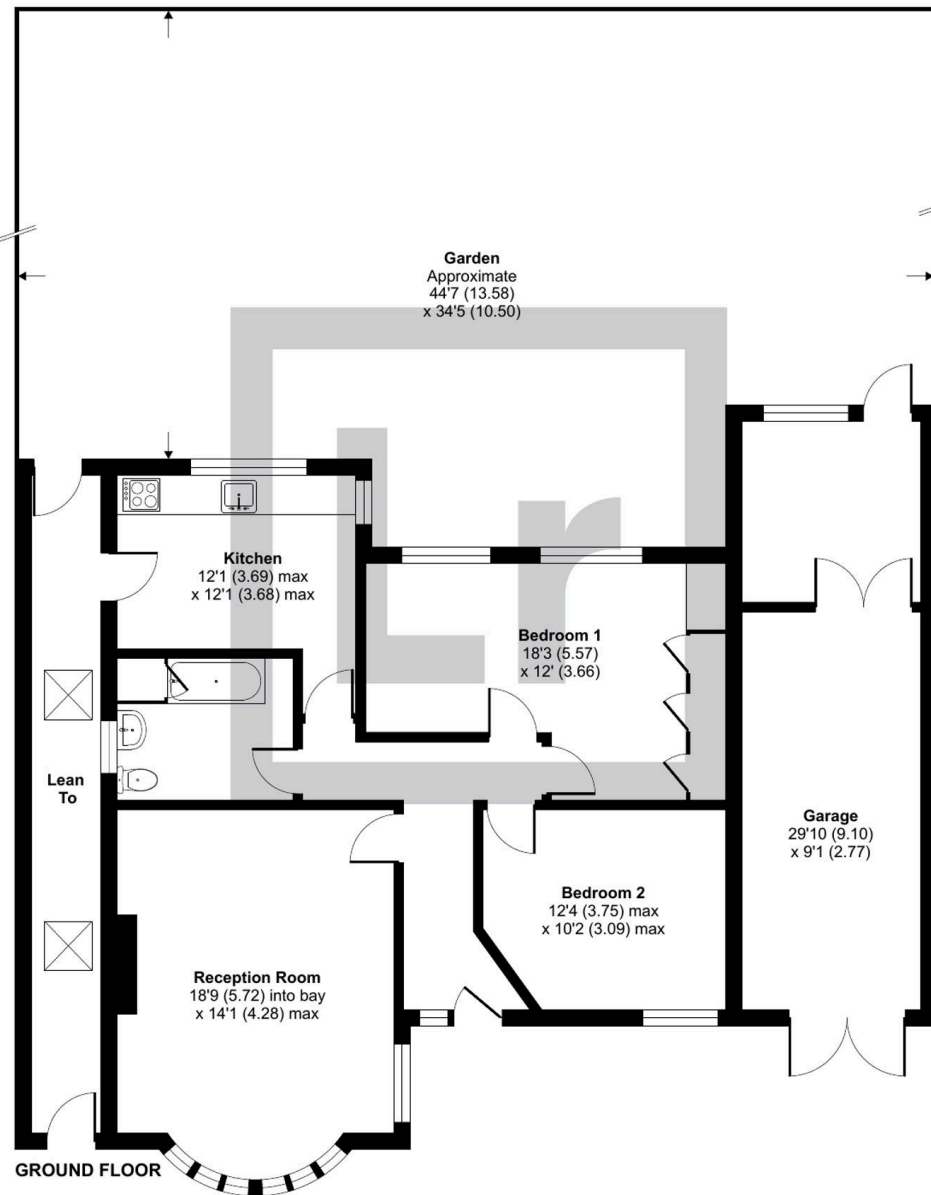
Grasmere Gardens, Harrow, HA3

Approximate Area = 856 sq ft / 79.5 sq m (excludes lean to)

Outbuilding = 271 sq ft / 25.1 sq m

Total = 1127 sq ft / 104.6 sq m

For identification only - Not to scale





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