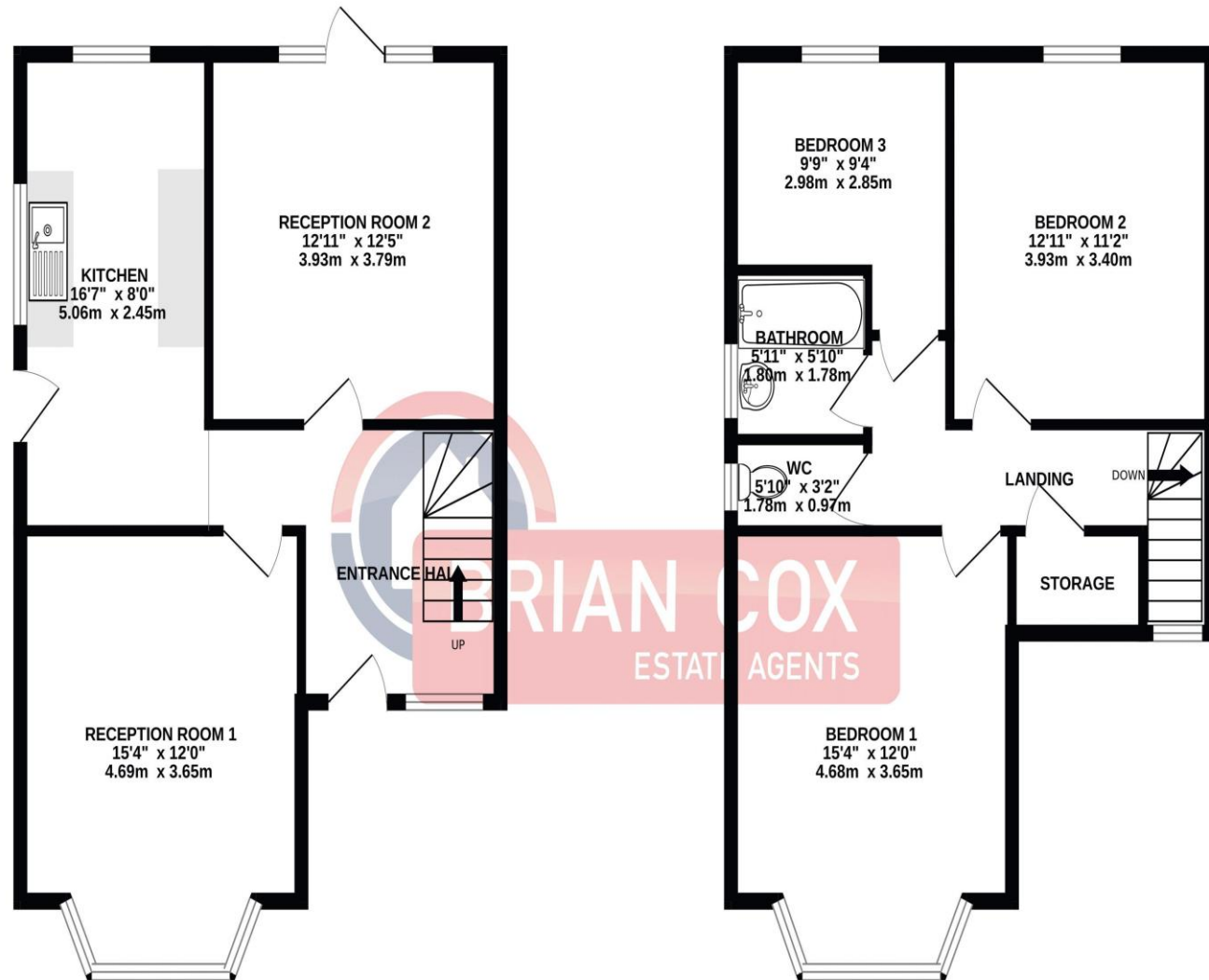


# the floorplan...

GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.

1ST FLOOR  
542 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1105 sq.ft. (102.7 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.  
Made with Metropix 6/2023

## more details from...

**call:** Brian Cox Harrow: 0208 912 0006  
**email:** [Kasru.ali@brian-cox.co.uk](mailto:Kasru.ali@brian-cox.co.uk)  
**web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



SEMI DETACHED HOUSE - TWO RECEPTION ROOMS - THREE BEDROOMS - LARGE GARDEN - OFF STREET PARKING. Brian Cox are pleased to present to the market this three bedroom semi detached located on this sought after residential road. Located only a short walking distance from Harrow Town Centre with its array of shops, restaurants and bars. Harrow also offers excellent transport facilities which include, Harrow on the Hill train station, Harrow and Wealdstone station and several bus links. The property comprises briefly of two reception rooms, kitchen, three bedrooms and bathroom with separate WC. The property benefits from double glazing, electric heating, off street parking and large rear garden. Updating is required.



Offers in Excess of  
£625,000

Manor Road, Harrow HA1 2PB

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on a journey to see a property, and check its availability.





## in brief...

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Large Garden
- Off Street Parking
- Chain Free



## the location...

### nearest stations ...

- Kenton Station (0.4 miles)
- Northwick Park Station (0.5 miles)
- Harrow-on-the-Hill Station (0.5 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema.

There are many local Schools in the area some of these include Elmgrove Primary School & Nursery, Norbury School Marlborough Primary School and Byron Court Primary School.

If you have older children there are local Secondary Schools which include Harrow High School, The Jubilee Academy, St Gregory's Catholic Science College and The Sacred Heart Language College.