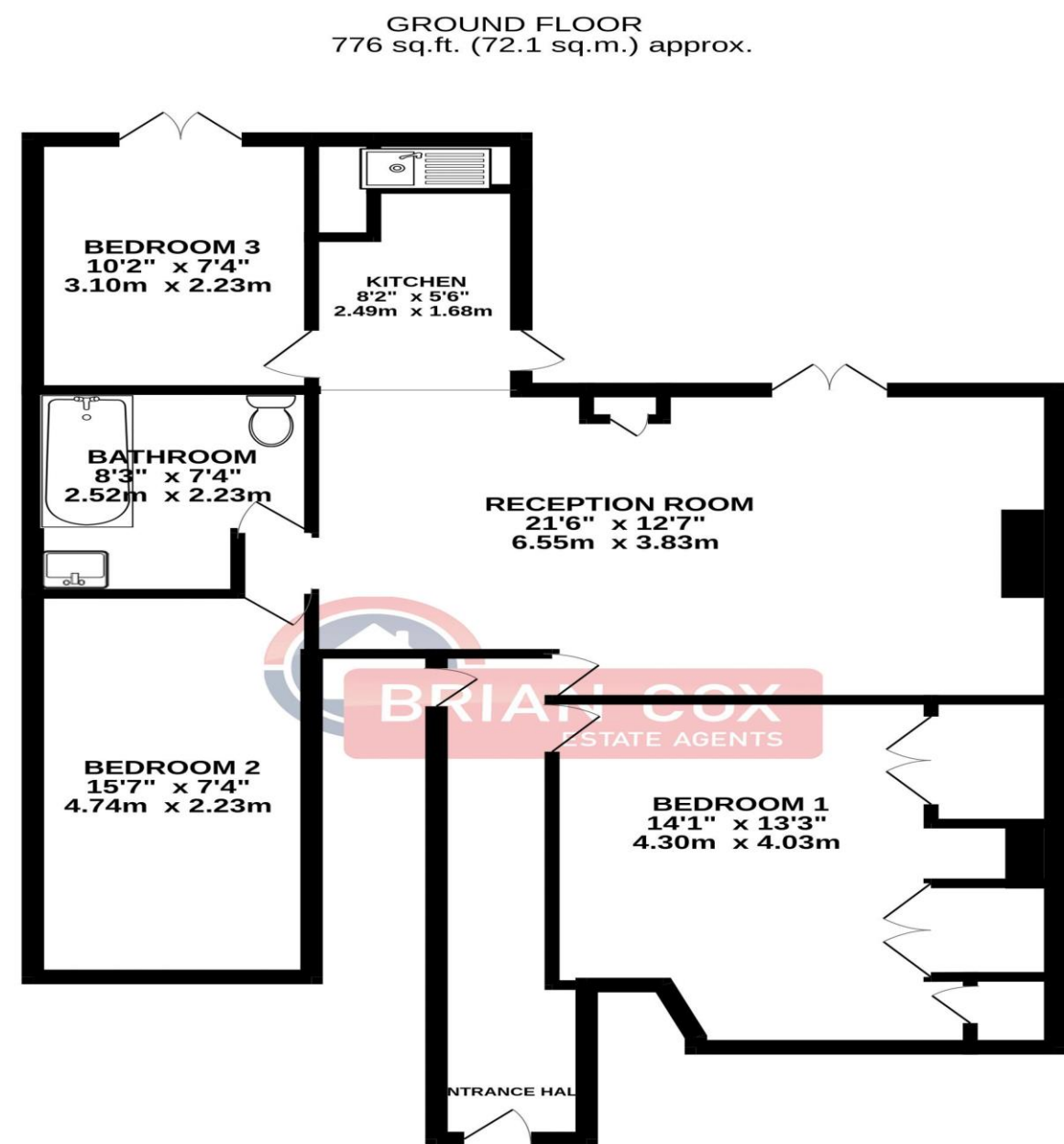


the floorplan...



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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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more details from...

call: **Brian Cox Harrow: 0208 912 0006**
email: **info@brian-cox.co.uk**
web: **www.brian-cox.co.uk**



0208 912 0006
brian-cox.co.uk



Brian Cox Estate Agents are proud to present this beautiful three-bedroom ground floor maisonette as an excellent choice for those seeking convenient, low-maintenance living. The accommodation features an entrance hallway, a reception room that opens onto the garden, and a fitted kitchen with modern units and appliances, which also provides access to the garden and the study. The property is completed by two double bedrooms and a bathroom. Outside, you'll find a private rear garden and off-street parking.



Offers in Excess of
£400,000

47a Manor Road, Harrow, HA1 2PF

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 any journey to see a property, and check its availability.



in brief...

- Ground floor well-presented maisonette
- Fitted kitchen
- Four piece bathroom
- Private rear garden
- Off road parking
- Leasehold - 158 years remaining



the location...

nearest stations ...

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

Manor Road is just a short walk from Harrow Town Centre, offering a vast selection of shops, eateries, bars, and coffee houses. Nearby transport options include the Metropolitan Line and Chiltern Railways at Harrow on the Hill, the Bakerloo Line and Overground at Kenton, as well as multiple bus routes.

Northwick Park Station (Metropolitan Line) is also within walking distance. The area boasts several popular schools, including the top-performing primary school in the Borough, and numerous open spaces.

