



Mulberry Place, Harrow, HA2 6DR

**Asking Price £700,000**





## Mulberry Place, Harrow, HA2 6DR

This charming three-bedroom semi-detached house in Mulberry Place, Harrow, HA2 6DR, is set in a private road in a cul-de-sac offers a perfect blend of comfort and modern living, ideal for families. The ground floor features a spacious front-aspect reception room, a stylish fully tiled kitchen/diner with ample cooking and dining space, and a bright conservatory that connects seamlessly to a versatile garden with a patio and lawn. The first floor comprises a generous master bedroom with an en-suite shower room, a double bedroom, a single bedroom, and a part-tiled family bathroom. Additional conveniences include a ground floor WC, a garage, and side access to the property. Located 0.6 miles from Headstone Lane Station with excellent Overground and Underground links, the home is also close to highly regarded schools, including Pinner Park Primary and Nower Hill High School. With a freehold tenure and a Council Tax Band E (£2,794.40 p.a.), this property provides modern amenities, a convenient location, and comfortable living spaces.

- Semi Detached House in private cul-de-sac
- Three Bedrooms
- Master Bedroom Features A En Suite
- Reception Room
- Modern Kitchen/Diner
- Family Bathroom
- Downstairs WC
- Conservatory
- Garden
- Garage

**Council Tax Band: E**

**Freehold**







## INTERNALLY

This charming semi detached house offers a well-thought-out layout, perfect for family living. The ground floor features a front aspect reception room ideal for relaxing or entertaining. The fully tiled stylish kitchen/diner provides ample space for cooking and dining. It consists of matching wall and base units, gas hob with an extractor fan over, a built-in oven and stainless steel sink with drainer. A bright conservatory extends the living area, creating a welcoming connection to the garden, and a convenient ground-floor WC adds practicality. Stairs to the first floor landing with doors leading off into a generous size master bedroom with its own en-suite shower room, a double bedroom and a single bedroom that can serve as guest rooms, children's rooms, or a home office. The part-tiled family bathroom consists of a panel enclosed bath tub, vanity unit with sink and WC and heated towel.

## EXTERNALLY

The garden features a combination of a paved patio area and a lawn, offering a versatile outdoor space. There is also a side access gate from the front of the property.

## LOCATION

Mulberry Place is set in a private road in a quiet cul-de-sac. Headstone Lane Station is .06 miles away offers both Overground and Underground services, facilitating easy commutes to central London and surrounding areas. 0.4 of a mile away you will find the new sough after Eastman Village, offering convenient amenities, including two supermarket, cafes, restaurants. Additionally 0.4 of a mile away is access to a acres of green space leading onto Headstone Manor Park which also has Headstone Manor and Museum and a cafe. Local schools include Pinner Park Primary School 0.4 miles away, Nower Hill High School 0.8 miles away and Hatch End High School 0.7 miles away.

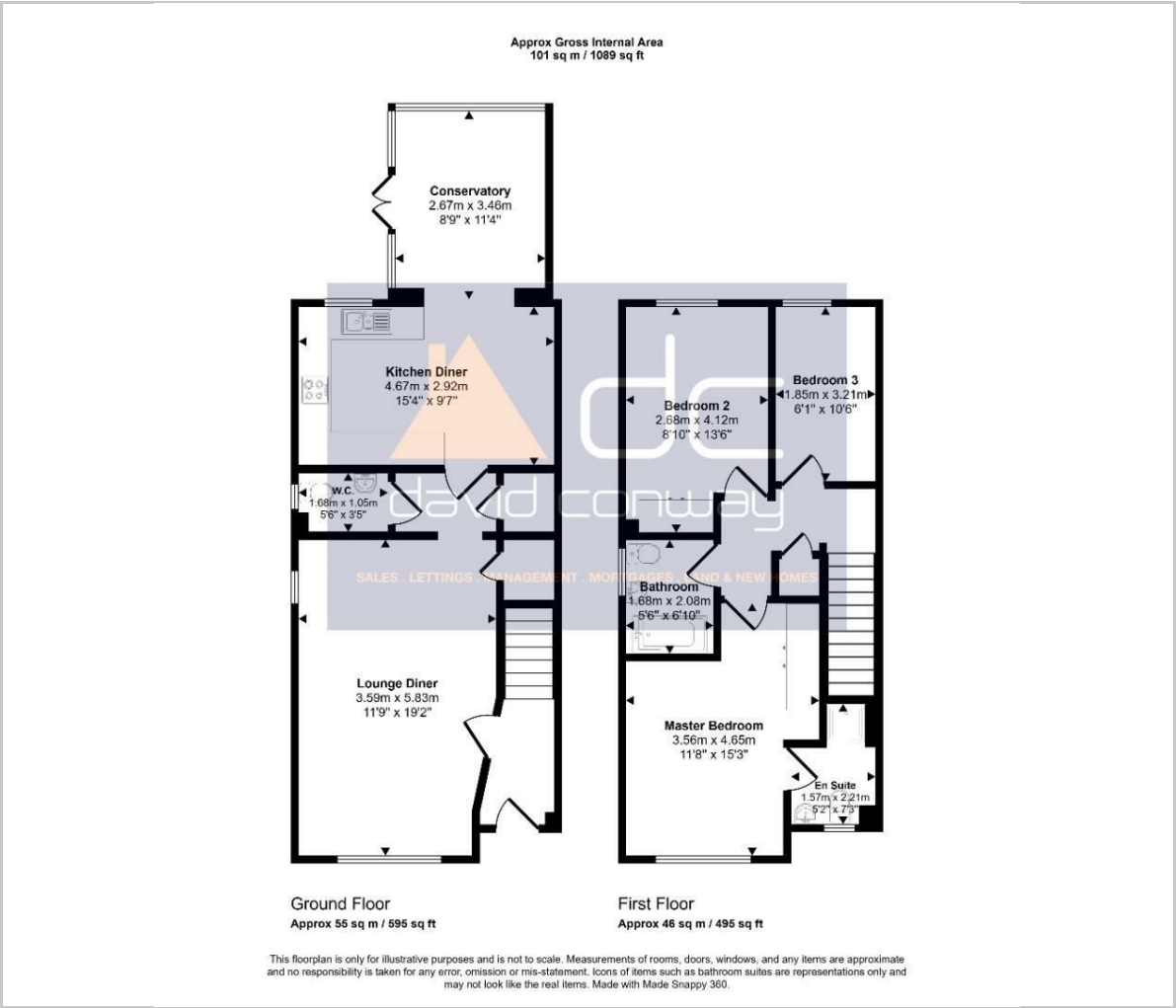
## ADDITIONAL INFORMATION

Council Tax Band E -£2,928.27  
Maintenance charge £56 per annum (Private Road)





Floor Plan



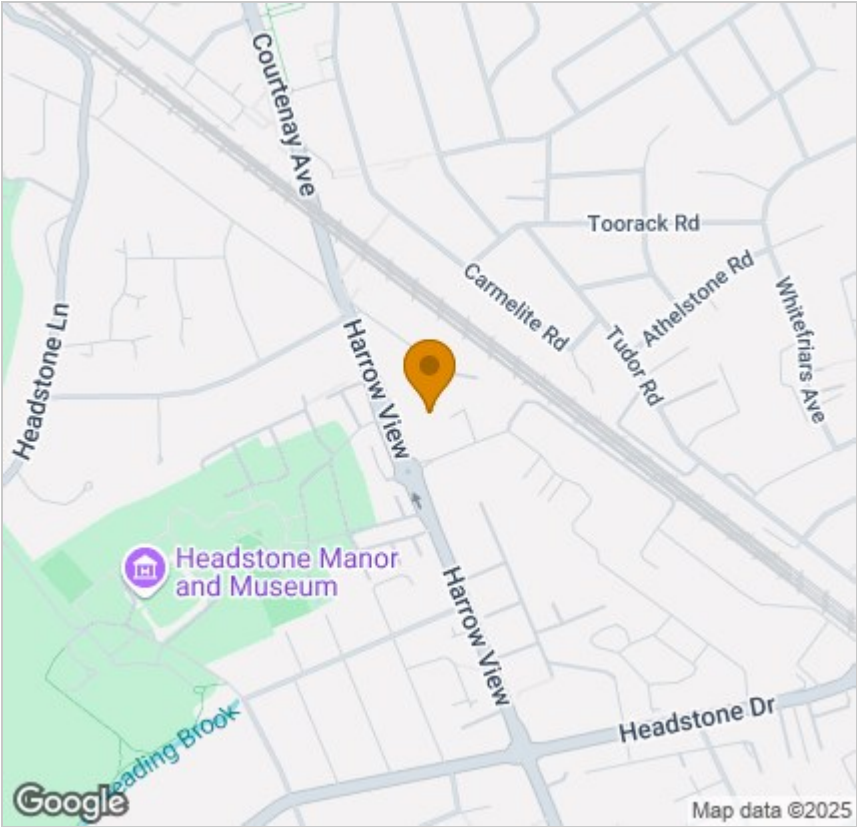
Viewing

Please contact our David Conway & Co Ltd Office on 02084225222 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

