



Manor Road, Harrow, HA1 4PF

Asking Price £625,000



# Manor Road, Harrow, HA1 4PF

Located on Manor Road in Harrow (HA1 4PF), this well-presented three-bedroom semi-detached home offers 1,060 sq ft of versatile living space, ideal for modern family life. The property features a spacious through lounge/diner, a bright dual-aspect kitchen, three double bedrooms, a family bathroom, off-road parking, and a private rear garden with a patio area. With gas central heating, double glazing, and planning permission granted for conversion into two 2-bedroom, 2-bathroom flats (valid until September 2026), it also presents a great investment opportunity. Perfectly positioned just 0.5 miles from Kenton Underground Station and within easy reach of Northwick Park and Harrow-on-the-Hill stations, the home is close to Kenton Recreation Ground, local amenities, and sought-after schools including Elmgrove Primary and Harrow High School.

- Semi Detached House
- Three Double Bedrooms
- Through Lounge/Diner
- Good Sized Kitchen
- Family Bathroom
- Off Road Parking
- Garden with Patio Area
- Freehold
- Convenient Location Close To Transport Links, Schools & Local Amenities
- Planning Permission Has Been Granted For 2 x 2 Bedroom / 2 Bathroom Flats (as advised)

**Council Tax Band: D**

**Freehold**





## INTERNALLY

This three-bedroom home offers 1060 sq ft (98 sq m) of living space, perfect for modern family living this property boasts a versatile layout, with generous room sizes and a bright, airy feel throughout. Front door opening into a hallway with stairs to first floor with storage cupboard under, glass panelled door opens into the spacious very well presented open-plan lounge diner ideal for entertaining and relaxing, the room has a large front aspect windows and French doors opening into the garden. Door from hallway opening into the kitchen which offers ample worktop space and storage, built under oven with gas hob and extractors over providing the perfect setting for home cooking. The kitchen is very bright as there are dual aspect windows overlooking the garden and also a door with obscured glass panels opening into the garden. Stairs to first floor landing with doors to the Master bedroom with large front aspect window and fitted wardrobes, bedroom two is also a double room and provides a bright and spacious second double room. Bedroom three is a small double bedroom, ideal as a home office, or guest room. The good sized family bathroom has a panel enclosed bath, vanity basin, W.C. and large obscured glass rear aspect window. The property benefits from double glazing and gas central heating.

## EXTERNALLY

Paved frontage with off road parking, side access to back of property via door. Rear garden surrounded by fence with large paved patio area, garden wall and step down to lawn with a wide path leading to the rear of the garden and the garden shed.

## LOCATION

Located within walking distance to Kenton Road with a number of shops and amenities. There are also several transport links located near the flat. Kenton Underground Station is 0.5 miles away, Northwick Park Underground Station is 0.7 miles away and Harrow-on-the-Hill Station is 0.8 miles away. Kenton Recreation Park with its many amenities is just few minutes walk away (0.2 of a mile) Local schools included Elmgrove first and middle school and Harrow High School.

## ADDITIONAL INFORMATION

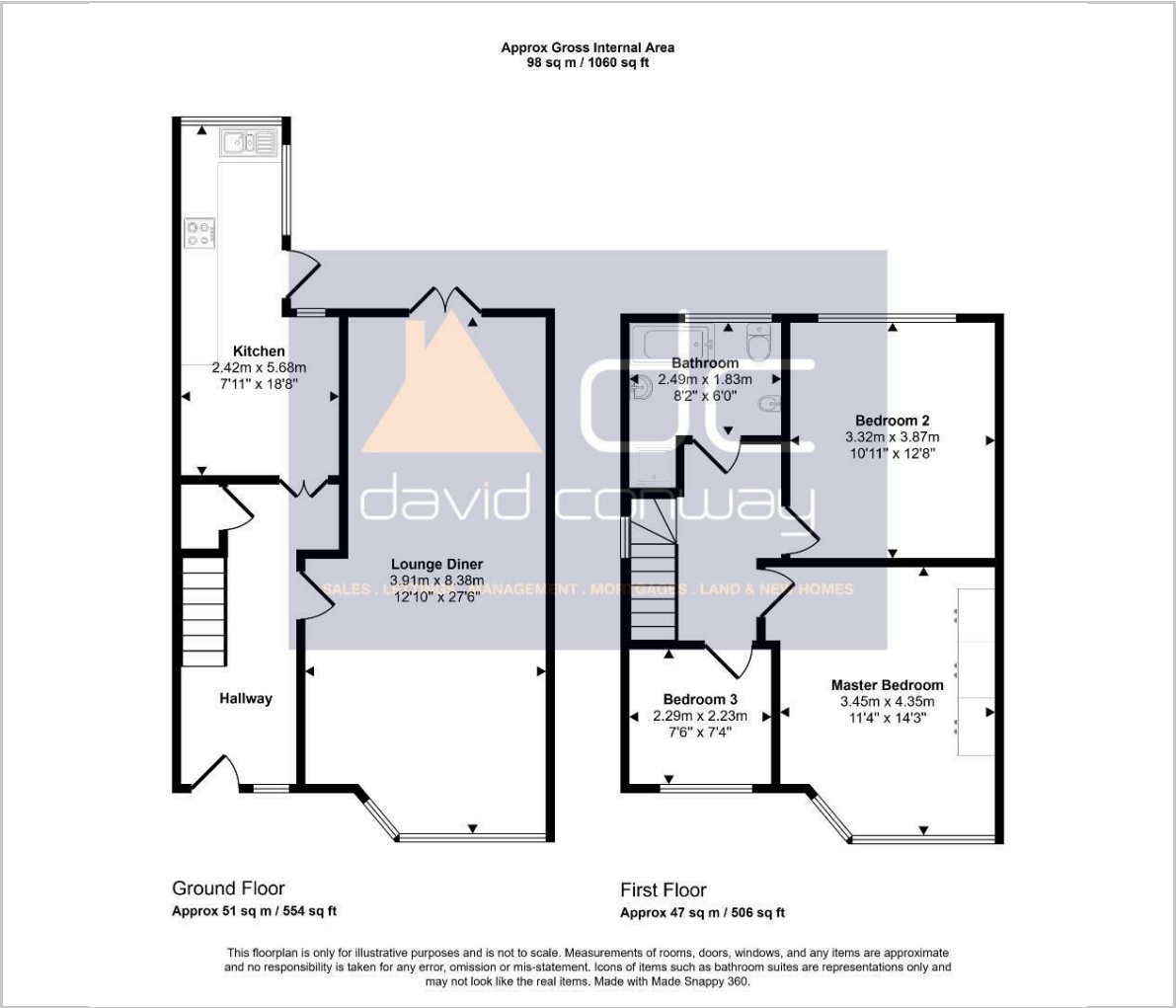
Council Tax Band D - £2,395.86

Planning permission has been granted for 2 x 2 bedroom/2 bathroom flats subject to CIL (Expires September 2026)

(all above as advised)



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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Permission Granted for 2 x 2 bedroom/2 bathroom flats



Energy Efficiency Graph

