

**ROBERTSON PHILLIPS**

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**ROBERTSON  
PHILLIPS**

Est. 1991

## ***SIDNEY ROAD, HARROW***



**£475,000**

## Description

EXCLUSIVE OPPORTUNITY WITH NO CHAIN - Robertson Phillips proudly introduces this generously proportioned chalet bungalow to the market, a rare find indeed.

Encompassing a remarkable 600+ square feet of functional living space, this property, while requiring some minor cosmetic enhancements, brims with untapped potential (subject to the necessary planning permissions). The layout comprises an inviting entrance hallway, a frontal reception area, a contemporary front-facing bathroom, both a spacious double and a cozy single bedroom, and an expansive kitchen/dining area.

Boasting a host of additional advantages such as a high-efficiency combi boiler, resilient wooden flooring, double glazing for enhanced insulation, convenient side access, and a meticulously maintained private garden at the rear, this property offers not just a home, but an opportunity for personalized transformation.

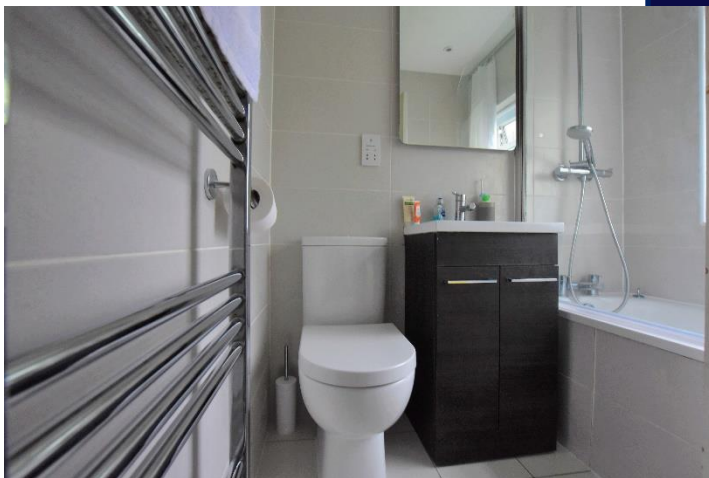


### Location:

Sidney Road is located close to North Harrow train station (Metropolitan Line) and high street with its vast array of local shops, restaurants, coffee houses and transport links. Nearby are Headstone Manor Recreation Ground, Pinner Park Schools and Hatch End Station.



- *Two Bedroom Semi Detached Bungalow*
- *Ample Scope To Extend Into The Loft & Rear (STPP)*
- *Combi Boiler*
- *Private Rear Garden*
- *Separate Kitchen/Diner*

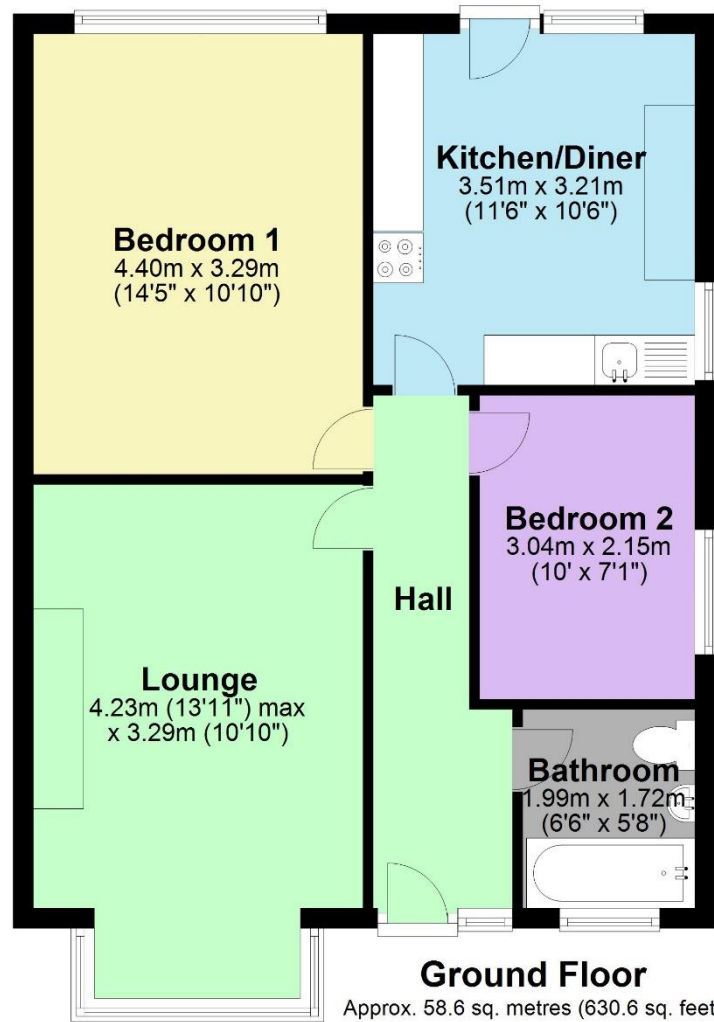


#### Additional Information

TENURE. FREEHOLD

LOCAL AUTHORITY. HARROW

ENERGY EFFICIENCY RATING. TBC



Total area: approx. 58.6 sq. metres (630.6 sq. feet)



We have not sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.