



**Elmgrove Road, Harrow**

**£650,000 Freehold**

Located on the highly convenient Elmgrove Road, this well-presented four-bedroom, two-bathroom family home offers generous living space across three floors, enhanced by a loft conversion and rear extension. It is ideally positioned within walking distance of Harrow's bustling town centre, residents can enjoy an excellent selection of shopping, dining and leisure facilities. The property is also perfectly placed for families, with several outstanding local schools situated close by. For commuters, the home provides exceptional transport connectivity, with Harrow-on-the-Hill Station (Metropolitan & Chiltern Line) and Harrow & Wealdstone Station (Bakerloo Line & Lioness Line) both within easy reach.

**EPC Rating: D**  
**Council Tax Band: E**

• Extended Family Home • Four Bedroom End Of Terrace • Loft Conversion & Rear Extension • Two Bathrooms And A Downstairs Cloakroom • Through Lounge • Modern Fitted Kitchen • Gas Central Heating System • Double Glazed Windows • Garage Accessed Via A Shared Driveway • Transport & Shopping Facilities Nearby



rawlinson gold **rg**  
ESTATE AGENTS  
Est. 1994

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### **FURTHER DETAILS**

The accommodation features a spacious through lounge, a downstairs cloakroom, and a modern fitted kitchen on the ground floor. The first floor offers three well-proportioned bedrooms and a family bathroom, while the second floor hosts the master bedroom complete with its own en-suite shower room. Externally, the property benefits from front and rear gardens, as well as a garage accessed via a shared driveway.

### **LOCATION**

Situated in the heart of Harrow's Town Centre, this property benefits from an exceptional location within walking distance of several well-regarded schools. Residents enjoy superb transport links with both Harrow-on-the-Hill and Harrow & Wealdstone stations close by, providing fast and convenient access into Central London.

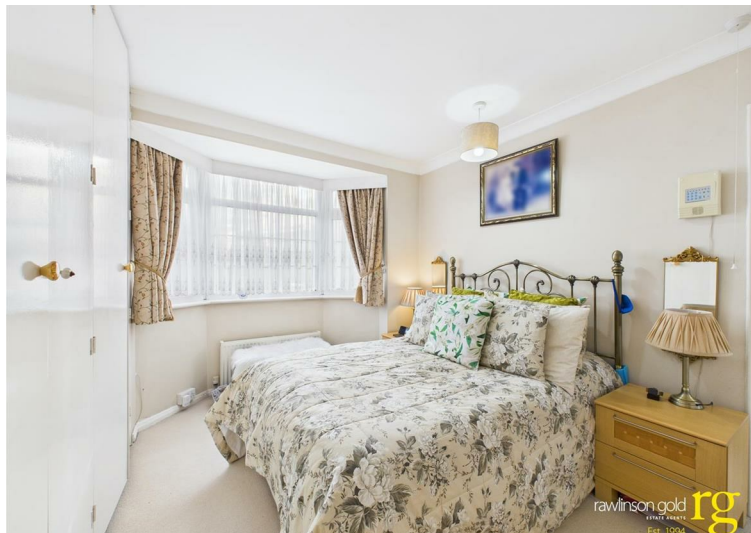
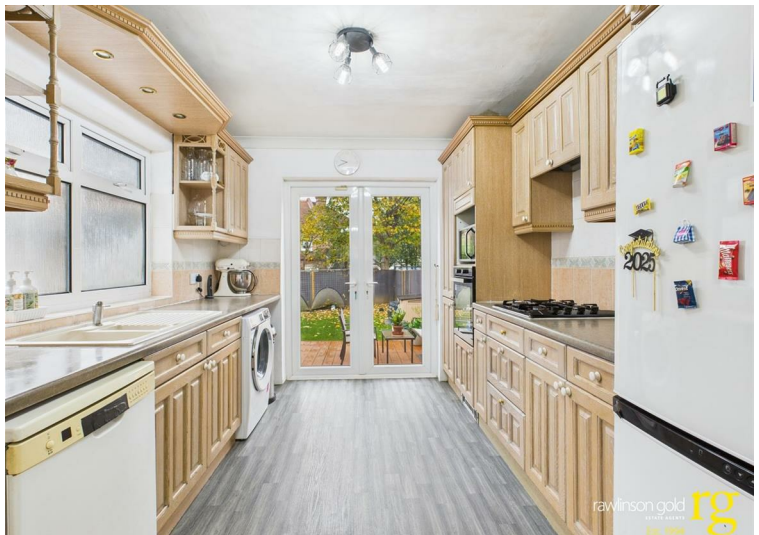
The area offers an excellent selection of shopping, dining and leisure facilities, including a multi-screen cinema, all just a short stroll away. Elmgrove Road combines convenience, connectivity and a vibrant town-centre lifestyle—an ideal choice for families and commuters alike.

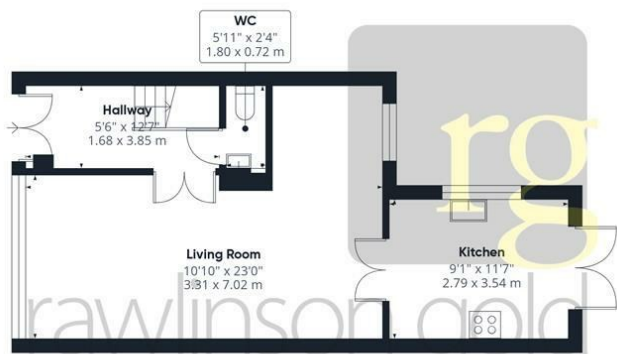
### **CONTACT RAWLINSON GOLD**

If you would like to arrange a viewing or discuss any aspect of this or any other property that we are marketing we can be contacted by telephone on 020 8861 2020 or by email on [harrow@rawlinsongold.co.uk](mailto:harrow@rawlinsongold.co.uk).

### **FREE MARKET APPRAISAL**

Please contact our Harrow Office if we can be of assistance with the sale or rental of your current property.

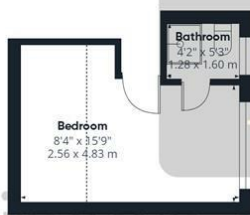




Ground Floor



Floor 1



Floor 2

**Approximate total area<sup>m</sup>**

1021 ft<sup>2</sup>

94.8 m<sup>2</sup>

**Reduced headroom**

52 ft<sup>2</sup>

4.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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