



13 Mulgrave Road  
Harrow, HA1 3UG

£875,000

## 13 Mulgrave Road

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Situated on this popular road in the sought after Pebworth Estate, this spacious 3 bedroom detached family home presents an excellent opportunity for those looking to create their dream home. The property boasts 2 separate reception rooms, a generous kitchen and space for a utility room.

Although the property is in need of complete refurbishment, it offers a blank canvas for potential buyers to infuse their personal style and modern touches and has ample scope to extend, subject to the usual consents. The 3 well-proportioned bedrooms provide comfortable living spaces for families of all sizes.

This home is ideally situated in a sought-after area, making it a fantastic investment for those looking to settle in a vibrant community. With its spacious layout and potential for transformation, this property is not to be missed. Embrace the chance to make this house your own and enjoy the benefits of living in a charming neighbourhood.

No upper chain, keys with sellers sole agents.

Front Door

Entrance Hall

Lounge

Dining Room

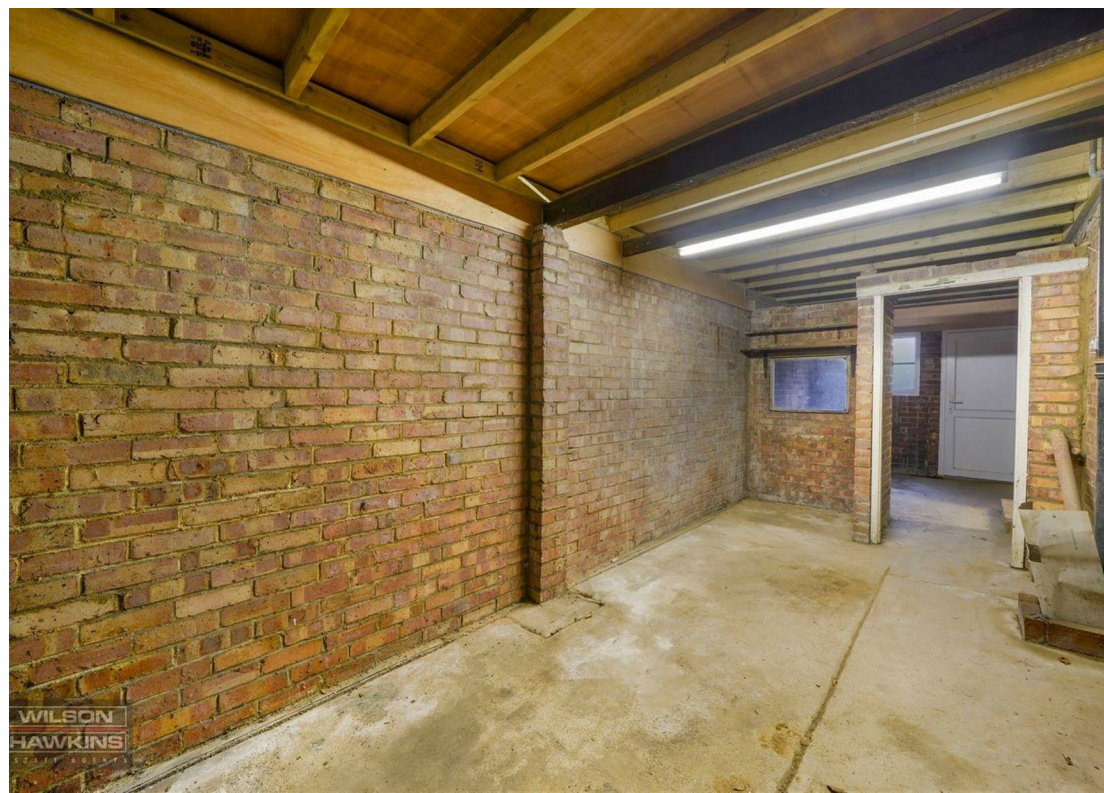
Kitchen

Space for Utility Room





- Door to Garage
- Stairs to First Floor
- Landing
- Bedroom One
- Bedroom Two
- Bedroom Three
- Bathroom
- Separate WC
- Outside
- Large Rear Garden
- Attached Garage with Own Drive
- Council Tax Band G



# Mulgrave Road, HA1 3UG

Approx Gross Internal Area = 129.66 sq m / 1396 sq ft

**Ground Floor**

- Garden: 113'7" x 35'3" (34.66m x 10.77m)
- Storage: 6'2" x 7'9" (2.49m x 2.42m)
- Kitchen: 11'7" x 10'9" (3.58m x 3.33m)
- Reception Room: 10'4" x 9'9" (3.17m x 3.03m)
- Garage: 19'0" x 7'9" (5.60m x 2.40m)
- Reception Room: 16'4" x 13'4" (5.01m x 4.09m)

**First Floor**

- Bathroom: 6'0" x 9'9" (1.99m x 1.78m)
- W.C.: 6'0" x 2'6" (1.82m x 0.80m)
- Bedroom: 13'0" x 11'4" (4.15m x 3.47m)
- Bedroom: 13'2" x 7'5" (4.03m x 2.28m)
- Bedroom: 13'4" x 13'2" (4.09m x 4.03m)

Ref : \_\_\_\_\_

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan.

If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Please contact our Harrow on the Hill Office on 020 8422 3333  
if you wish to arrange a viewing appointment for this property or require further information.

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## A map of the area around The Clementine Churchill Hospital in North Wembley. The hospital is marked with a red 'H' icon and labeled. A black pin is placed on Sudbury Ct Dr, just north of the hospital. The map shows several roads: Sudbury Ct Dr running diagonally, Bengeworth Rd running vertically, Harrow Rd running horizontally at the bottom, and East Ln running horizontally on the right. Other roads include Peabworth Rd, Carlton Ave W, and Elms Ln. Green areas represent parks or fields, and blue lines represent water features. The Google logo is in the bottom left, and 'Map data ©2025' is in the bottom right.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		42	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	