

Bouverie Road

Harrow • • HA1 4HD
Asking Price: £595,000



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This charming three-bedroom, one-bathroom terraced home boasts a well-balanced layout with spacious living areas and a practical design, making it an excellent choice for families or professionals seeking a comfortable and versatile space. Ideally situated near Ofsted Outstanding-rated primary and secondary schools, as well as the heart of Harrow, residents benefit from a diverse selection of shops, bars, and restaurants just moments away. With both West Harrow Underground and Harrow-on-the-Hill Station within easy reach, the property offers excellent transport links, ensuring effortless connectivity to Central London and beyond.

Terrace Home

Three Bedrooms

Living/Dining Room

Modern Kitchen

Family Bathroom

Outbuilding in Garden

200 yards from West Harrow Train Station

Close by to Outstanding Schools

High Standard Condition Throughout

Approx Area: 1085 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Description

Upon entering the property, you step into a welcoming entrance hallway that leads to the main living spaces. To the left, there's a spacious reception room with a large front-facing window, allowing for plenty of natural light. This room flows seamlessly into the dining room, creating an open-plan feel, perfect for entertaining or family gatherings.

Beyond the dining room, you'll find a generously sized kitchen and breakfast room, which provides direct access to the rear garden. The garden is well-proportioned and offers ample outdoor space. At the back of the garden, there is a separate outbuilding, which can be used for storage or potentially adapted for other purposes.

Heading upstairs, there are three bedrooms. The largest bedroom is positioned at the front of the property, featuring built-in storage. The second bedroom, also a good-sized double, overlooks the garden, while the third bedroom is a smaller single room, ideal for a home office or nursery. The family bathroom is conveniently located on this floor, serving all three bedrooms.

Outside

The exterior of this property features a charming front garden, enclosed by a hedge and brick wall, creating a welcoming entrance. At the rear, a beautifully paved, low-maintenance garden provides a private outdoor retreat, perfect for relaxing or entertaining. A versatile outbuilding at the back offers ample storage or the potential for various uses, such as a home office or workshop, adding to the property's functionality and appeal.

Location

Perfectly situated just moments from West Harrow Metropolitan Line station, this home enjoys a prime location with easy access to Harrow Town Centre, offering an array of shopping options, dining venues, and the Vue Cinema complex.

Additionally, North Harrow and Rayners Lane stations are within close reach, providing excellent transport links for commuters. Residents will also benefit from the nearby West Harrow Recreation Ground, a serene green space perfect for leisure and outdoor activities.

The property falls within the catchment area of highly regarded, Ofsted Outstanding-rated primary and secondary schools, including Whitmore High School and Vaughan Primary School, making it an ideal choice for families. With its blend of convenience, connectivity, and quality education options, this charming residence is perfectly suited for comfortable family living.



Schools:

Vaughan Primary School 0.2 miles
 Whitmore High School 0.4 miles
 St Anselm's Catholic Primary School 0.5 miles



Train:

West Harrow Station 0.1 miles
 Harrow-on-the-Hill Station 0.6 miles
 North Harrow Station 0.6 miles



Car:

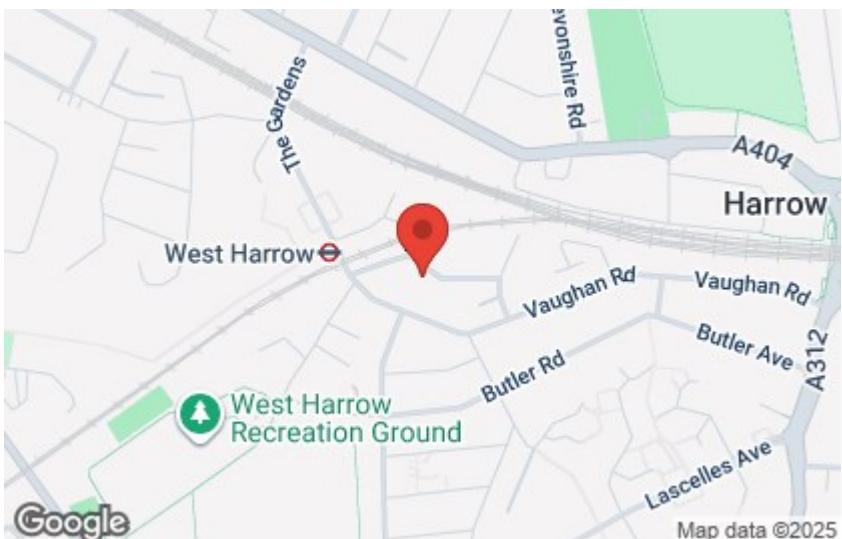
M4, A40, M25, M40



Council Tax Band:

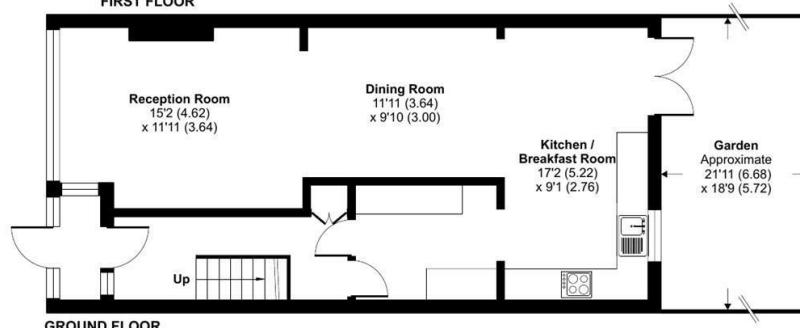
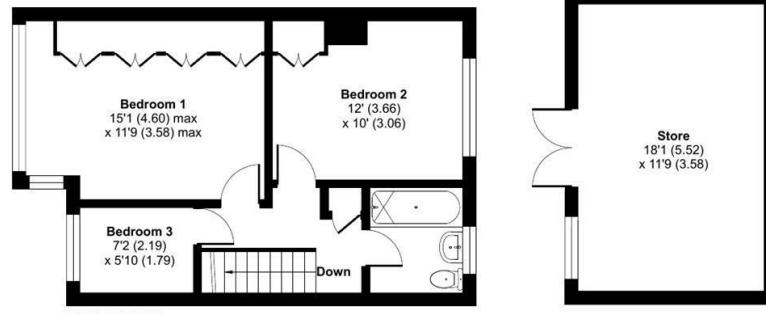
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(Distances are straight line measurements from centre of postcode)



Bouverie Road, Harrow, HA1

Approximate Area = 1085 sq ft / 100.7 sq m
 Outbuilding = 213 sq ft / 19.7 sq m
 Total = 1298 sq ft / 120.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Coopers. REF: 1262711

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
98-100 A	
95-99 B	
90-89 C	
85-80 D	63
80-70 E	
70-60 F	
60-50 G	
More energy efficient - higher running costs	
EU Directive 2002/91/EC	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.