

Manor Way

Harrow • Middlesex • HA2 6BY

Guide Price: £650,000



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This semi-detached residence provides the ideal setting for contemporary family living. With generously proportioned rooms, and a choice of multiple living areas this three bedroom home will impress those seeking space and character alongside a convenient address.

Semi-detached residence

Three bedrooms

16ft living room

Separate dining area

Fitted kitchen

Spacious master bedroom

Family bathroom

Large garden (approx. 120ft)

Shared driveway with garage

959 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.





Directions

From our Pinner office on Bridge Street, head towards Marsh Road and at the first roundabout, take the first exit remaining on Marsh Road. Marsh Road bends right and will eventually become Pinner Road. At the traffic lights, go straight onto Headstone Lane. Manor Way can be located a short distance down on the right hand side.

Situation

Manor Way is conveniently located in heart of North Harrow, approximately half a mile from the centre of Pinner and Central Harrow, offering a comprehensive range of supermarkets, shops, restaurants and coffee houses. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at nearby stations, providing a fast and frequent service into the heart of Central London and beyond. There is excellent access to the M25, M40 and M1 motorways and Heathrow Airport is approximately 16 miles away.

Description

This semi-detached residence provides the ideal setting for contemporary family living. With generously proportioned rooms, and a choice of multiple living areas this three bedroom home will impress those seeking space and character alongside a convenient address. Upon entering the residence, you are immediately greeted by a spacious hallway providing access to most of the ground floor rooms. To the front aspect, a 16ft living room awaits. Benefitting from a large bay window allowing for a mass of natural light and a feature fireplace this makes for the perfect space to entertain. The ground floor also offers a separate dining room with superb views of the large, secluded rear garden. The fitted kitchen has a mass of storage, worktop space, eye level units and fully integrated appliances with access to the garden via a single door. The ground floor is completed by a downstairs W.C with a wash hand basin and under-stair storage. The first floor comprises of three bedrooms, two of which offer ample space for a large, double bed. Completing this home is a spacious family bathroom. This wonderful property offers a rare opportunity to live on a highly sought after residential road in North Harrow.

Outside

To the front, the property offers a mass of on street parking and a large front garden providing potential to further enhance and create off-street parking. The front also offers direct access to the 18ft garage. To the rear, you will find garden that measures in excess of 100 feet, offering ultimate privacy with a large patio perfect for entertaining throughout the summer months.



Schools:

Nower Hill High School (0.13 miles)
 St John Fisher Catholic Primary School (0.37 miles)
 Pinner Park Primary & Junior School (0.44 miles)



Train:

North Harrow (0.42 miles)
 West Harrow (0.85 miles)
 Headstone Lane (0.89 miles)



Car:

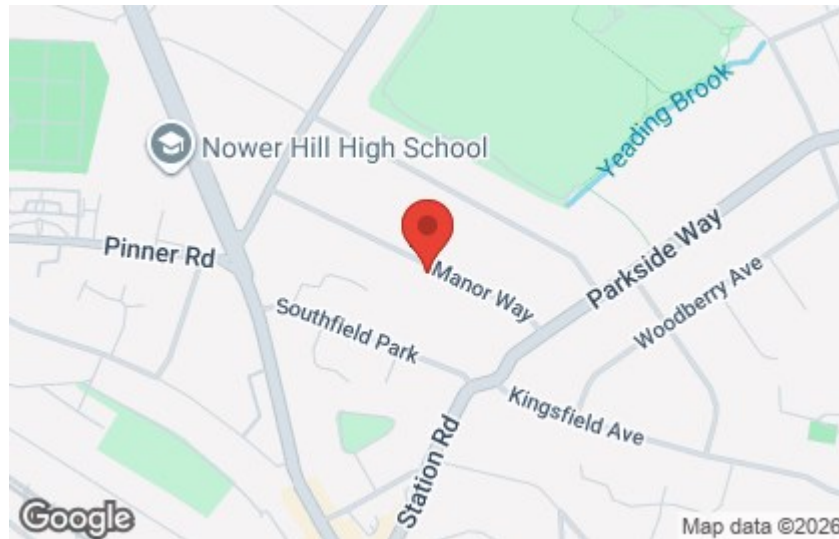
M4, A40, M25, M40



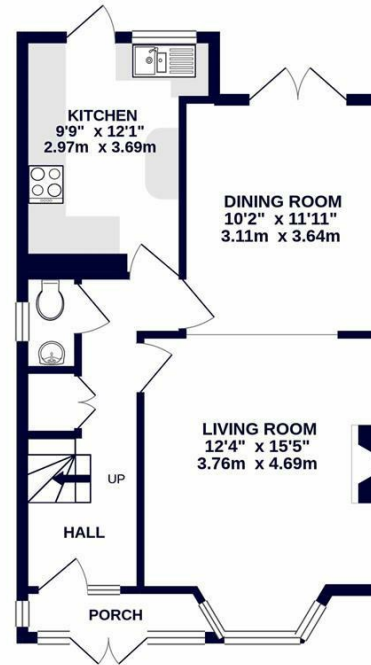
Council Tax Band:

E

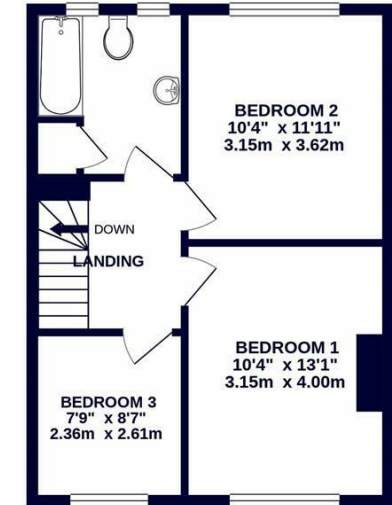
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
 515 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
 444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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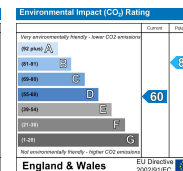
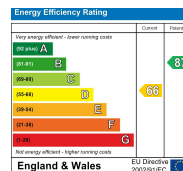
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Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation 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.