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**ROBERTSON
PHILLIPS**

Estate Agents



Somervell Road, Harrow

Guide Price £699,000



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A beautifully presented modern three-bedroom family home located in the sought-after HA2 8TT area, offering a fantastic blend of contemporary living and practical family space. The property opens into a welcoming hallway leading to a generous living room filled with natural light. There is a useful downstairs WC/cloakroom – ideal for busy family life and guests. The heart of the home is the extended kitchen-dining area, thoughtfully designed to create an open and flexible space perfect for everyday living and entertaining. This room features modern fittings, plenty of storage, room for a dining table, and a removable kitchen island that provides extra workspace and social seating while allowing flexibility to adapt the layout to your needs. Upstairs are two double bedrooms and a single along with a contemporary family bathroom. Externally, the property benefits from a converted garage, now offering additional functional space such as a home office, playroom, utility room or gym – adding real versatility to the layout and extending the living footprint of the house. To the front of the property is a private driveway providing off-street parking. The rear garden extends to an impressive approx. 140 ft, creating a wonderful outdoor environment that is rare to find in the area. The long garden offers ample room for al-fresco dining, play space for children, potential for landscaping, and space to install garden features such as a summer house as there is already a workshop. This home combines modern comfort with generous outdoor space and flexible living areas – perfect for families, first-time buyers or anyone looking for a property with real lifestyle appeal in Harrow. Located moments from local shops and green spaces like Alexandra Park, and within walking distance of Northolt Park and South Harrow stations (Chiltern Railways & Piccadilly Line), this home offers both tranquillity and easy access into Central London and beyond.



Ground Floor

Porch

Porch with double glazed front door and two windows.

Hall

Mahogany engineered wood floors, venetian plastered walls, w/c under stairs.

Lounge 11' 3" x 10' 9" (3.43m x 3.27m)

Bay window to front, feature gas fireplace, venetian plastered walls, mahogany engineered wood floor.

Kitchen/Dining Room 16' 11" x 16' 4" (5.15m x 4.97m)

Fitted with a matching range of base and eye level units, worktop material is granite, high end integrated fridge/freezer, dishwasher, electric, eye level electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave, undermount sink, hot water tap & Filter, venetian plastered walls, porcelain tiled flooring with under floor heating, two skylights, window to rear, double opening doors to garden.



WC

Two piece suite comprising, wash hand basin with mixer tap, tiled splashback, tiled flooring and low-level flush WC.

Landing

Bathroom

Fitted with three piece suite comprising deep panelled bath with folding glass screen and mains wall mounted shower. Wall mounted vanity wash unit with drawers, mixer tap, tiled splashback, full height, fully tiled walls, mirror, shaver point and light, low-level WC, heated towel rail, extractor fan and tiled flooring with electric underfloor heating.

First Floor

Bedroom 1 10' 9" x 10' 5" (3.27m x 3.17m)

Bay window to front, fitted wardrobes with sliding doors.

Bedroom 2 10' 1" x 9' 11" (3.07m x 3.02m)

Window to rear and fitted wardrobes.

Bedroom 3 6' 2" x 5' 9" (1.88m x 1.75m)

Small single bedroom with window to front.

Driveway

Walled driveway with Cobble stones and EV charging point.

Garage/Playroom 17' 1" x 11' 1" (5.20m x 3.38m)

High spec garage conversion with insulated and rendered walls, electric underfloor heating, windows to the side and rear, door to garden, space for American fridge-freezer, desk and storage cupboards.

Garden 140' 0" x 0' 0" (42.64m x 0.00m)

Immaculate Garden with porcelain patio leading to a cobbled path that takes you to the bottom of the 140ft garden where there is a brick-built outhouse/workshop with lighting, power and a water supply. Entertaining area with outdoor Sonos speakers and pergola, composite and slated fence to one side and a trained hedgerow to the other with a well-manicured lawn in between.

Council Tax Band: D

EPC Rating: C

Tenure: Freehold

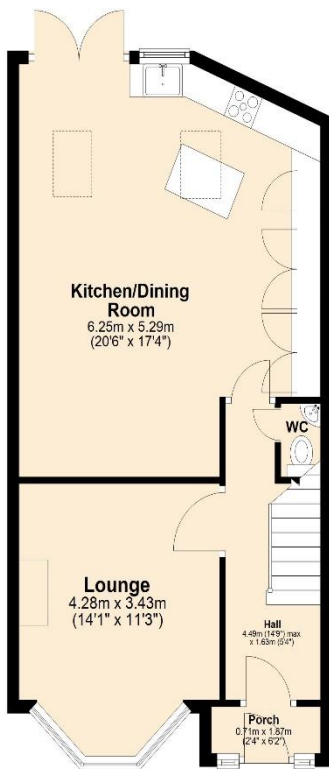


KEY FEATURES:

- Three Bedrooms ● Fitted Kitchen/Dining Room ● Lounge ● Converted Garage
- Downstairs wc
- Rendered & Insulated Property ● Driveway ● 140ft Garden ● 1100Sqft of Living Space

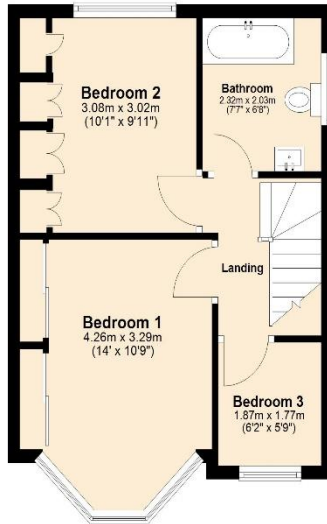
Ground Floor

Approx. 50.4 sq. metres (543.0 sq. feet)



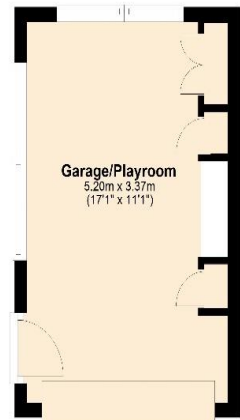
First Floor

Approx. 34.0 sq. metres (365.7 sq. feet)



Ground Floor

Approx. 17.5 sq. metres (188.5 sq. feet)



Total area: approx. 17.5 sq. metres (188.5 sq. feet)

Total area: approx. 84.4 sq. metres (908.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



DISCLAIMER: Robertson Phillips may not have 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.