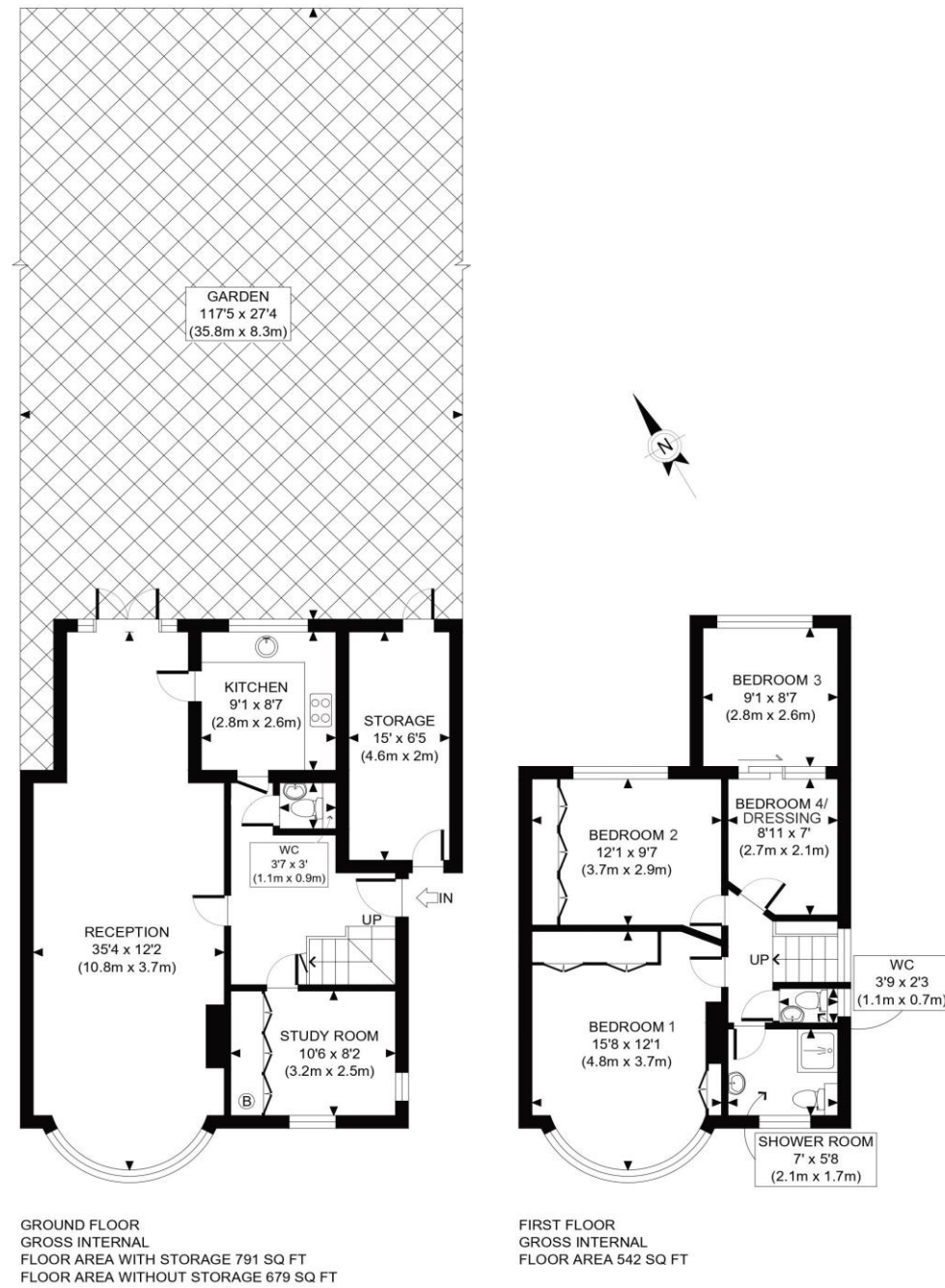


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 1333 SQ FT/ 124 SQM
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 1221 SQ FT/ 113 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS .CO.UK
 ONE STOP SHOP FOR PROPERTY MARKETING

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**

Email: nhadmin@brian-cox.co.uk

Web: www.brian-cox.co.uk



0203 866 6640
brian-cox.co.uk



A rare opportunity to acquire a beautifully refurbished four-bedroom family home, set on a generous circa 120ft plot in one of North Harrow's most sought-after roads. Extending to over 1,300 sq ft of light-filled, contemporary living space, the property has been sympathetically reconfigured to deliver a magnificent 35ft+ reception room, a stylish fitted kitchen, four well-proportioned bedrooms, plus separate study/home office, and a contemporary shower room. Further benefits include a full rewire, modern boiler, off-street parking, and the convenience of no onward chain.

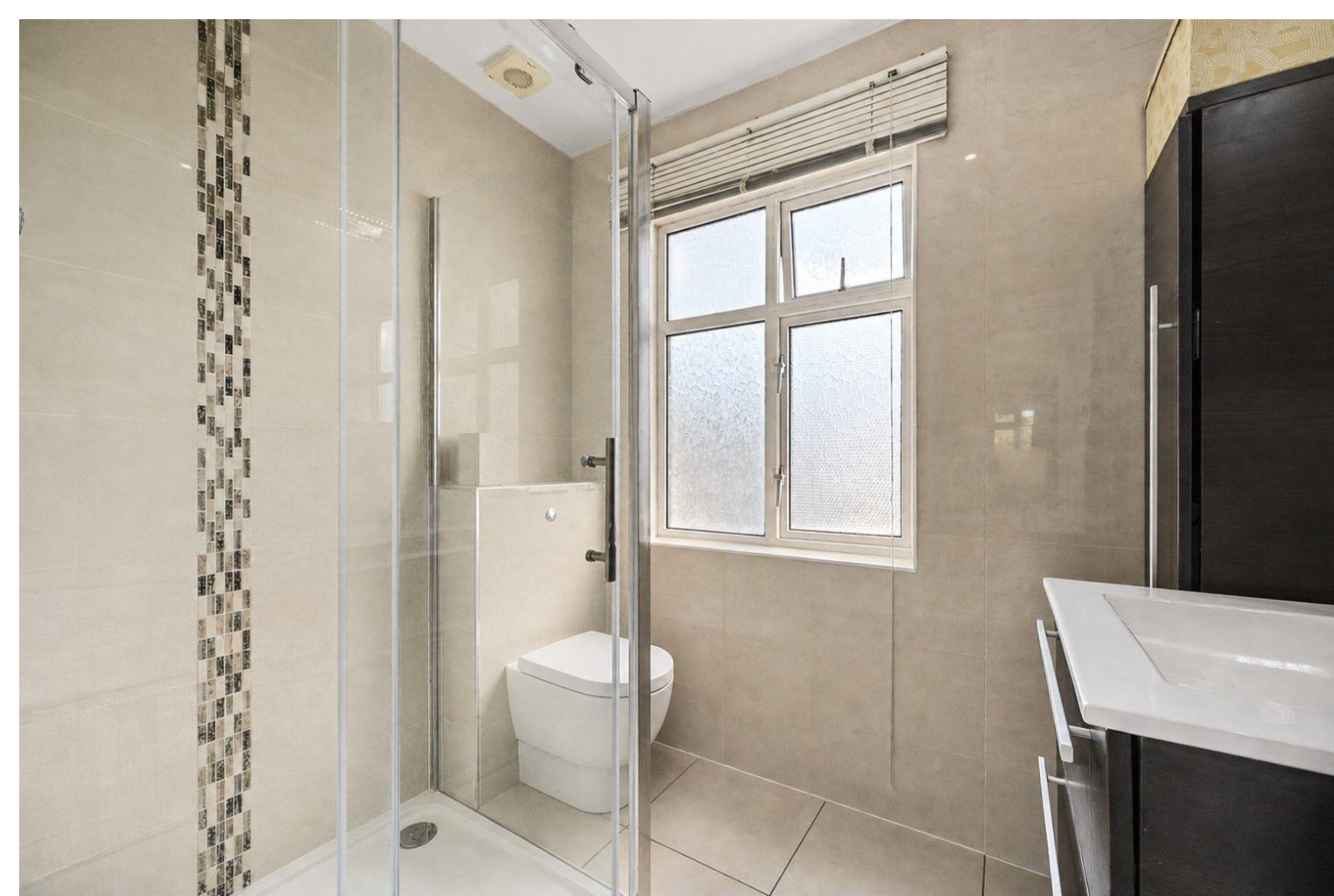


£799,950

Freehold

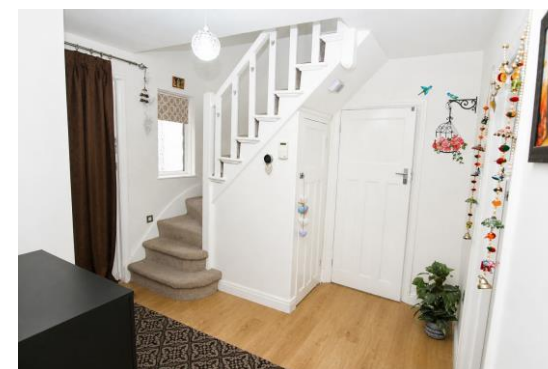
29 Manor Way, North Harrow HA2 6BZ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



In Brief...

- Beautifully Refurbished Family Home
- 1,333 Sq Ft Across Two Floors
- Delightful circa 120ft Garden
- Magnificent 35ft Reception Room
- Stylish Fitted Kitchen Integrated Appliances
- Separate Study / Home Office
- Pinner Park & Nower Hill School Catchment
- No Onward Chain



The Location...

The Location...

Manor Way is a quiet, established residential road in the heart of North Harrow - one of North West London's most sought-after family suburbs. The combination of leafy streets, excellent schools, fast transport links, and a genuine village feel has long made the area a favourite with families and professionals alike.

Transport: North Harrow Station is just 0.3 miles away, offering direct Metropolitan Line services to Baker Street in around 30 minutes, with onward connections to the City and West End. Pinner, Headstone Lane, and West Harrow stations are also within easy reach.

Schools: Two of the borough's most highly regarded schools - Pinner Park Primary and Nower Hill High School - are both within walking distance, making this an ideal location for growing families.

Amenities: North Harrow's high street is moments away, with a Tesco Express, independent restaurants, cafés, and specialist shops. The picturesque village of Pinner — with its boutique high street, weekly farmers' market, and historic pubs — is a short distance further. **Headstone Manor Recreation Ground** and **Pinner Memorial Park** provide green space on the doorstep.

