



18 Manor Road, Harbury

Leamington Spa

Guide Price **£420,000**





18 Manor Road

Harbury, Leamington Spa

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Deceptively spacious three-bedroom semi-detached home ideal for growing families
- Generous kitchen diner with excellent storage and entertaining space
- Versatile playroom with shower room, ideal for multi-generational living
- Two double bedrooms plus a well-proportioned single bedroom
- South-west facing garden with patio, lawn and wooden gazebo
- Garage, driveway parking for two vehicles and EV charging point



Living Room

17' 5" x 15' 9" (5.30m x 4.80m)

Kitchen / Diner

17' 1" x 12' 6" (5.20m x 3.80m)

Conservatory

12' 6" x 10' 10" (3.80m x 3.30m)

Play Room

20' 0" x 10' 2" (6.10m x 3.10m)

Shower Room

7' 11" x 5' 6" (2.41m x 1.68m)

Master Bedroom

12' 10" x 11' 6" (3.90m x 3.50m)

Bedroom 2

13' 5" x 11' 6" (4.10m x 3.50m)

Bedroom 3

11' 2" x 7' 3" (3.40m x 2.20m)

Bathroom

8' 0" x 5' 10" (2.43m x 1.77m)





GARDEN

DRIVEWAY

2 Parking Spaces

GARAGE

Single Garage

EV CHARGING

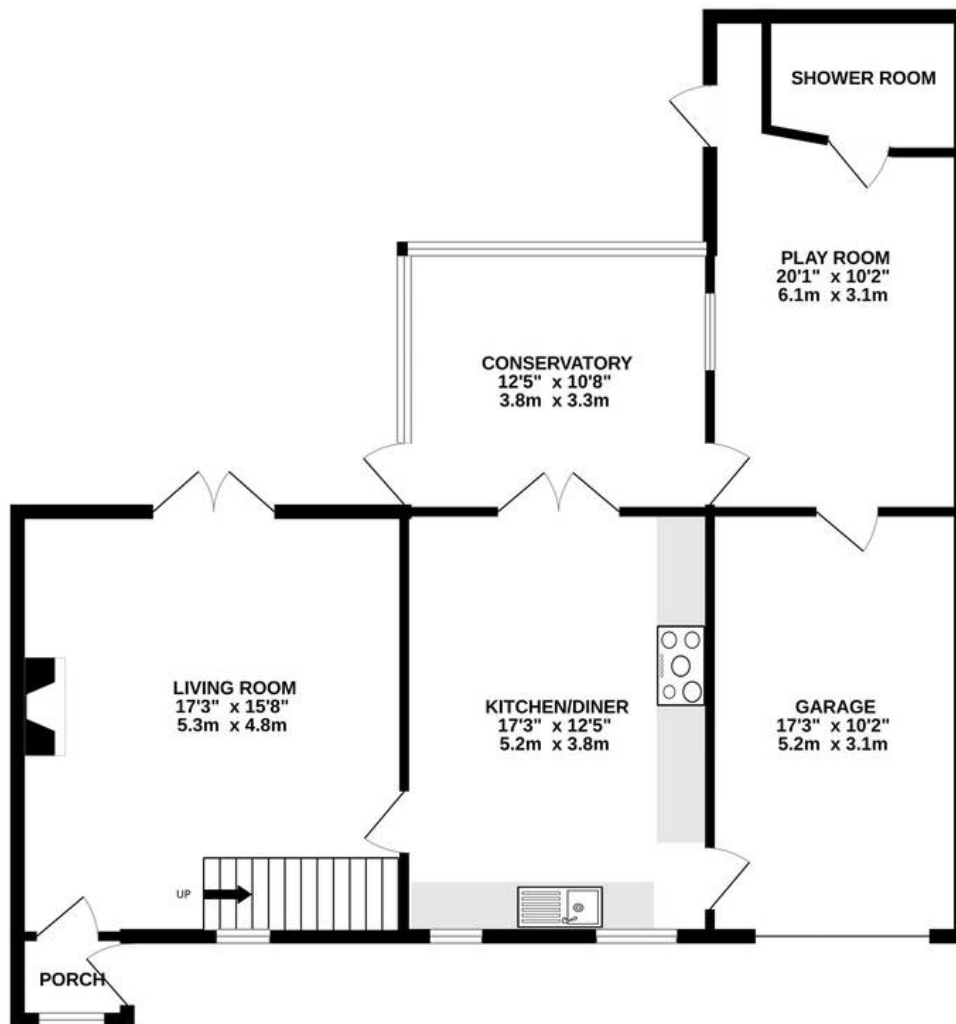
1 Parking Space



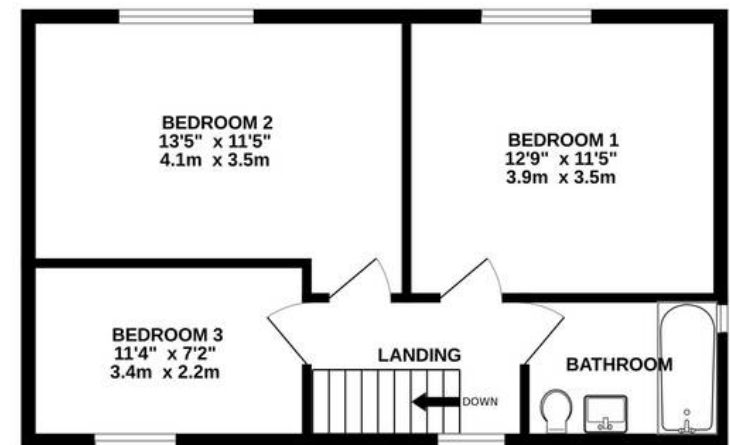




GROUND FLOOR
1006 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 1490 sq.ft. (138.4 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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