

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Est. 1991

DURHAM ROAD, NORTH HARROW



Three Bedroom Extended Semi Detached House

£630,000



www.robertsonphillips.co.uk



Description

Robertson Phillips are proud to present this exceptional three-bedroom semi-detached residence, enviably positioned on the highly regarded Durham Road, one of the area's most sought-after family addresses. Having already benefited from a substantial 3-metre rear extension, this impressive home offers an abundance of versatile living space while retaining significant scope for further enlargement to the rear and into the loft, subject to the necessary planning consents. The combination of its generous plot, established footprint, and future potential makes this a rare opportunity for discerning purchasers seeking a home with both immediate appeal and long-term value. The accommodation is thoughtfully arranged and comprises a bright and elegant reception room, together with a superb extended kitchen/dining room that forms the heart of the home and enjoys direct access to the beautifully landscaped rear garden. A convenient ground-floor cloakroom further enhances the practicality of the layout. To the first floor are three well-proportioned bedrooms, all offering comfortable and flexible accommodation, complemented by a well-appointed family bathroom. Externally, the property continues to impress with a substantial and meticulously maintained rear garden, providing a private setting for relaxation and entertaining. The garden also benefits from a greenhouse and a large storage outbuilding, offering excellent ancillary space for gardening enthusiasts, hobbies, or additional storage requirements. Ideally located within easy reach of highly regarded schools, excellent transport connections, and an array of local amenities, this distinguished family home presents a superb opportunity to acquire a property of character, space, and outstanding future potential in a prime residential location.



***Location:** Durham Road runs between The Pinner Road and Canterbury Road in North Harrow not far from the junction with Station Road*





- *An extended three bedroom semi detached house*
- *Offered for sale in good order and with No Upper Chain*
- *Off street parking to the front*
- *Much favoured road moments from facilities*
- *Gas central heating and double glazed windows*
- *Viewing highly advised*

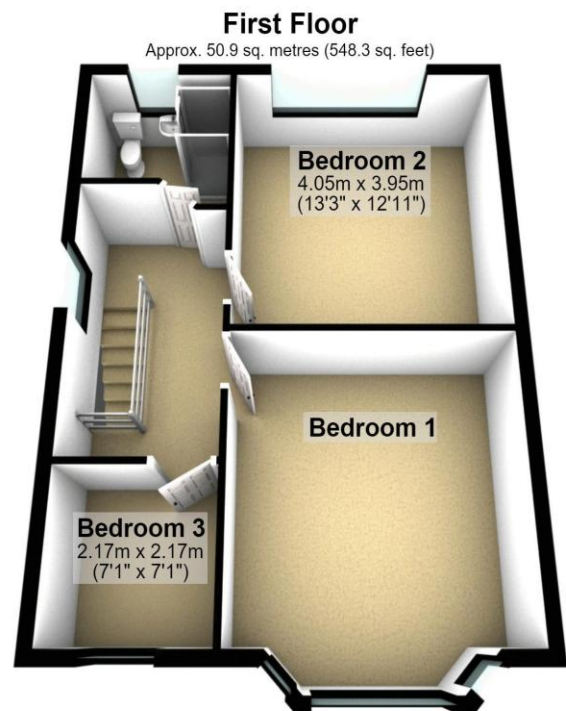
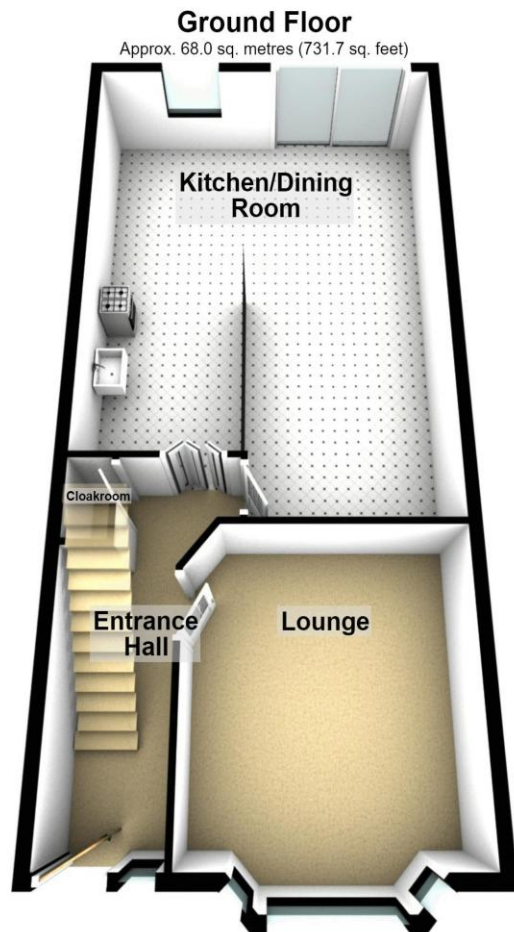


Additional Information

TENURE. FREEHOLD

LOCAL AUTHORITY. HARROW

ENERGY EFFICIENCY RATING. D



Total area: approx. 118.9 sq. metres (1280.0 sq. feet)



We have not 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.