

# Rayners Lane

Harrow • • HA2 0UR  
Guide Price: £625,000



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est 1986

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**\*\* CHAIN FREE\*\*** A well-proportioned three-bedroom family home arranged over three floors, offering versatile living space and a practical layout throughout. The ground floor features a generous kitchen/dining room with direct access to the rear garden, ideal for everyday family life and entertaining, along with useful storage and W.C. The first floor provides a spacious reception room and a further bedroom, while the second floor hosts two well-sized bedrooms, creating flexible accommodation suited to growing families or those working from home. The property also benefits from a private rear garden and an overall layout that maximises space and natural light. Conveniently located on Rayners Lane, the home is well placed for local shops, schools and excellent transport links, making it an ideal long-term family purchase or investment opportunity. Further benefits such as Fitted Solar Panels on the roof, 10 years NHBC warranty running until 2027 and fitted wardrobes in two of the bedrooms.

END OF TERRACE TOWN HOUSE

THREE DOUBLE BEDROOMS

TWO BATHROOMS

NO ONWARD CHAIN

DOWNSTAIRS W/C

OPEN PLAN KITCHEN/DINER

ABUNDANCE OF STORAGE

IDEAL LOCATION

PRIVATE GARDEN

1311 SQ.FT TOTAL

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.







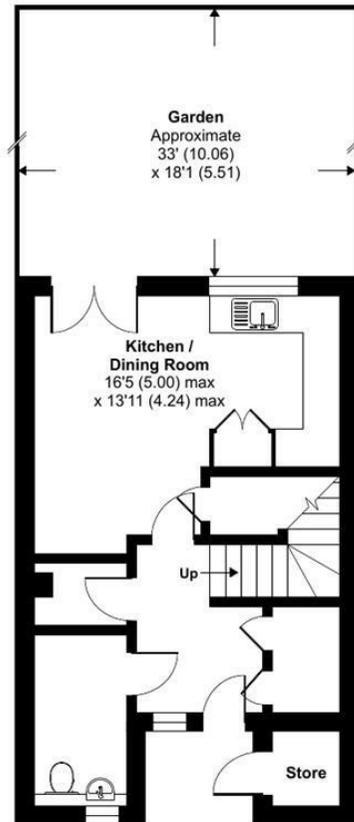
# Rayners Lane, Harrow, HA2

Approximate Area = 1296 sq ft / 120.4 sq m

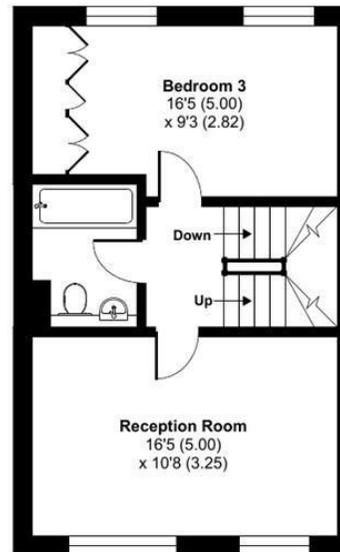
Outbuilding = 15 sq ft / 1.4 sq m

Total = 1311 sq ft / 121.8 sq m

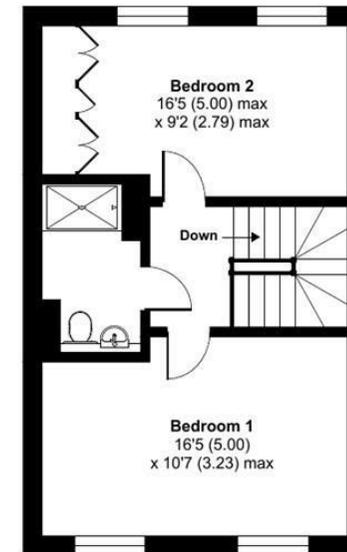
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2025. Produced for Coopers. REF: 1386853

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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		
England & Wales		01 September 2022/01/2023	

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.