



**Romney Close, Harrow – HA2 7EH**

Guide Price £700,000 | Freehold



**LAWRENCE RAND**



## Key Features & Description

- Three Bedroom Detached Bungalow
- Large rear Garden
- Potential to Extend (STPP)
- Well Presented Throughout
- Garage Conversion with En-suite bedroom

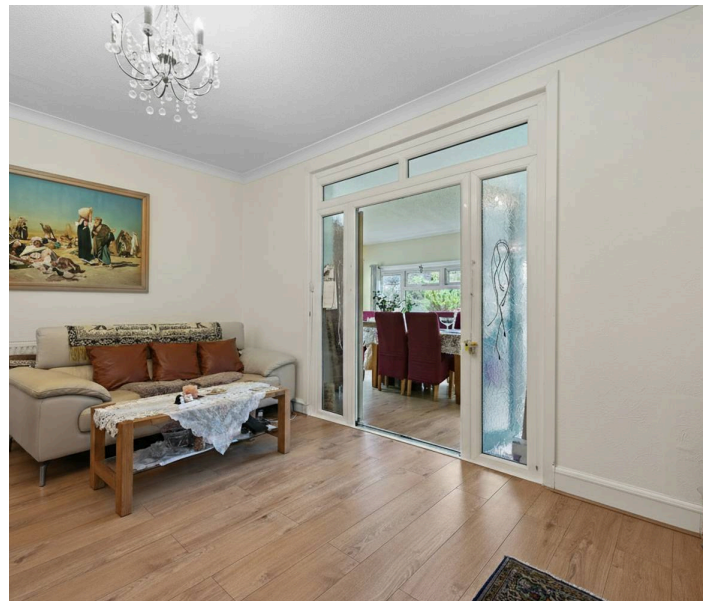
Lawrence Rand is delighted to bring this well-presented three bedroom Bungalow to the market. Situated in a highly sought-after location, the property boasts a generous living space, and a large rear garden making it ideal for families and buyers looking for long-term value.

The property benefits from a garage conversion that now provides an additional bedroom with en-suite, perfect for guests, extended family, or home working. Internally, the accommodation is well laid out and ready to move into, with scope to further extend (subject to the usual planning consents).

Externally, the standout feature is the large rear garden, offering fantastic outdoor space and further development potential. The location is a major highlight, with the property within walking distance of the station and highly regarded, outstanding local schools.

An excellent opportunity to purchase a versatile and well-located home with both immediate comfort and future potential.

***Presented with care by Lawrence Rand—helping you find the place you'll love to call home.***





### **Nearest Stations:**

Rayners Lane Tube Station – 0.4miles (Piccadilly & Metropolitan Line station)

North Harrow Tube Station – 0.5miles (Metropolitan Line)

West Harrow Tube Station – 0.5 miles (Metropolitan Line)

### **Verified Material Information:**

Council Tax band: E, London Borough of Harrow

Energy Performance Rating: D

### **Suppliers:**

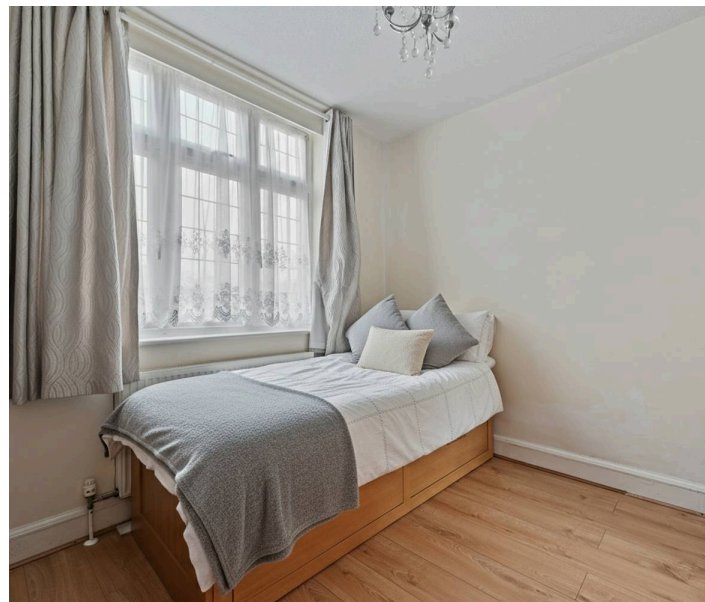
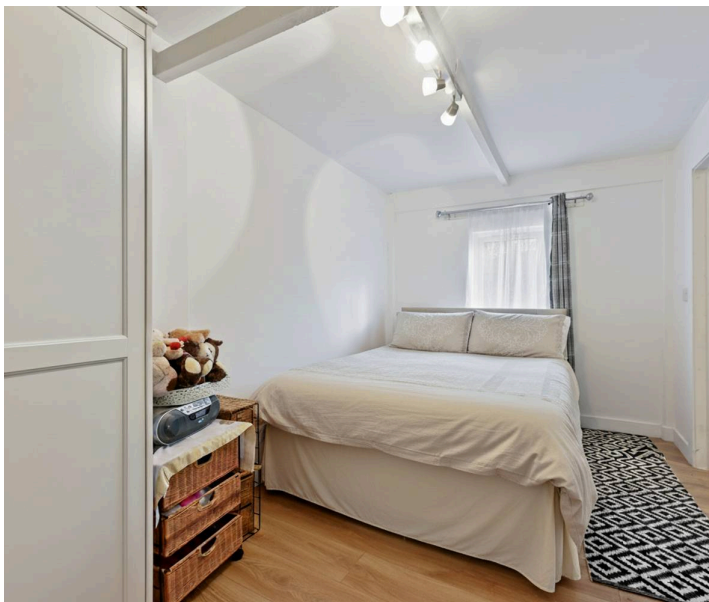
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

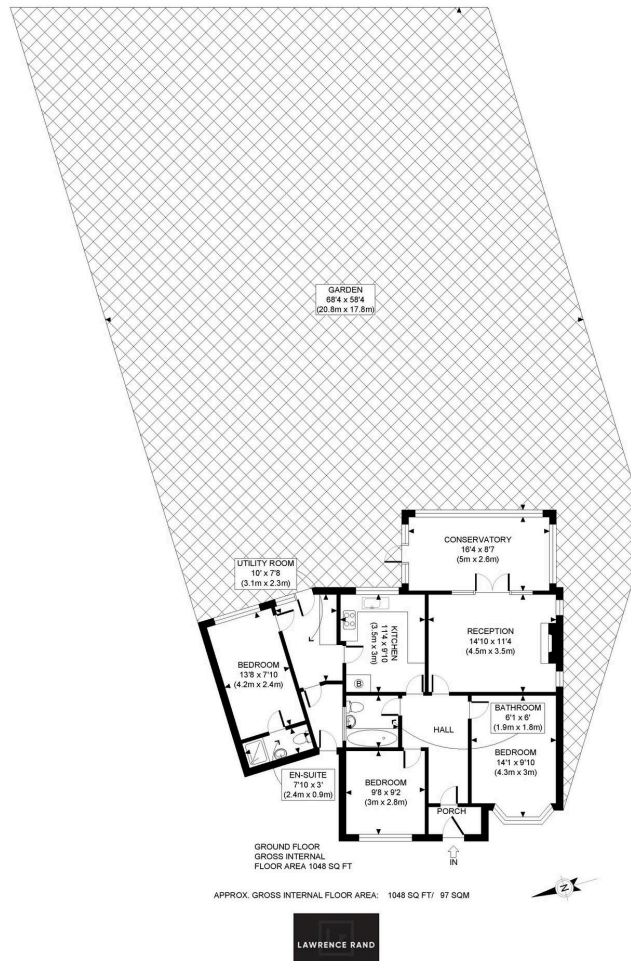
Heating: Gas central heating

### **Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE – Excellent





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

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