



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



29 Manor Road, Harrow, Greater London. HA1 2PF.

£875,000 Freehold

Hilton King and Locke are absolutely delighted to bring to the market this beautifully presented, four bedroom, semi-detached house with an attached garage and large driveway. This property is situated in the town of Harrow, providing fantastic motorway links leaving you only 30 minutes commute journey via train, into London.

Upon entering the property, you are met with a complimentary sized porch for shoes and belongings before making your way inside. As you step into the property you will be greeted with a light, open and airy hallway with polished surface tiles and admiring the remarkable high ceilings throughout the entirety of the property. As you follow through the doors on the left you will be met with a large living room area that is open plan with the dining room with astoundingly large windows to allow natural daylight throughout all hours of the day. The door to the rear of the dining area, will lead you into the large conservatory with plenty of space to encourage another living room space or games room. As you walk back through the hallway, you will see the kitchen ahead of you providing a rangemaster gas cooker with an overhead extractor hood and detachable tap dispenser. Alongside the kitchen you are faced with a door to the utility room with a downstairs bathroom accompanied with a wet room shower. The kitchen provides you with a door leading to the beautiful decking area in the rear, south facing garden, great for warm summer afternoons. As you descend from the decking area, you will see a large garden with another outbuilding to the rear of the property which is fantastic for ample storage space.

As you ascend to the first floor, you will see three large sized bedrooms, the big master bedroom accompanied by built in storage wardrobe space, leaving you mass amounts of room. You have a large family bathroom with a tremendous bathtub



and overhead shower. Moving onto the second floor, you are embraced with a vast loft conversion bedroom with built in storage and enough space for a sofa. This room allows a lot of natural light and is situated to the rear of the property.

THE AREA –

Harrow is a large town in Greater London and serves as the principal settlement of the London Borough of Harrow.

Harrow will give you plenty to do from manors & museums, bars, restaurants, shopping centres and golf clubs.

Harrow provides a direct train from Harrow-on-the-hill station to London arriving at King's Cross St. Pancras Station, these services depart every ten minutes and operate daily. You will also have direct access to motorway and A-roads such as the M25, M4 and A404.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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29 Manor Road

Approximate Gross Internal Area

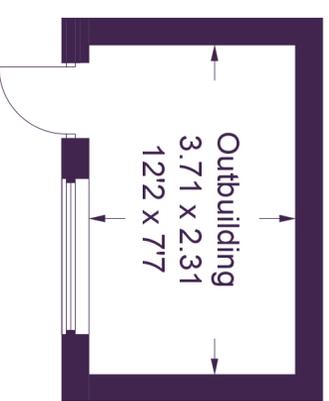
Ground Floor = 91.2 sq m / 982 sq ft

First Floor = 45.8 sq m / 493 sq ft

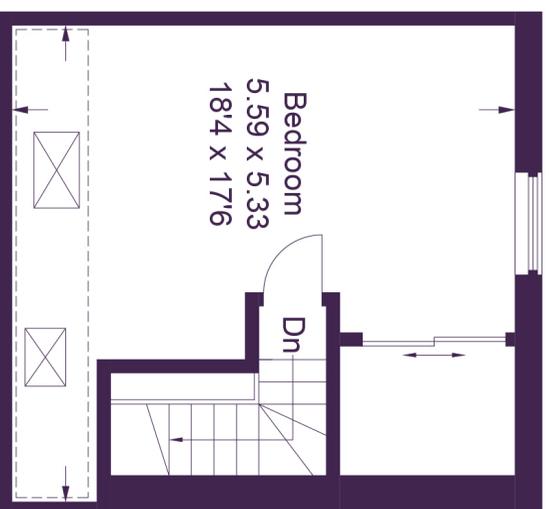
Second Floor = 28.6 sq m / 308 sq ft

Outbuilding = 8.6 sq m / 92 sq ft

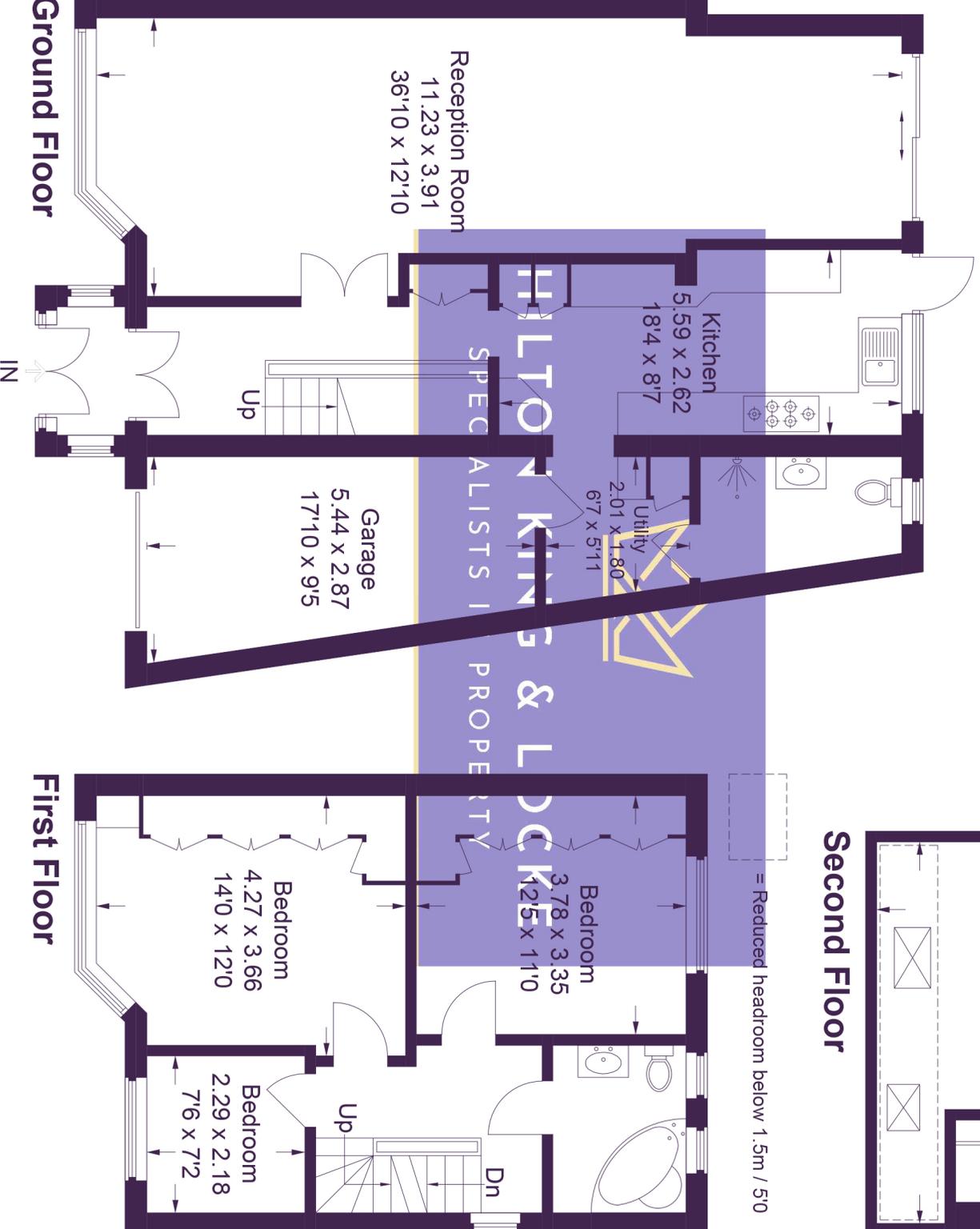
Total = 174.2 sq m / 1,875 sq ft



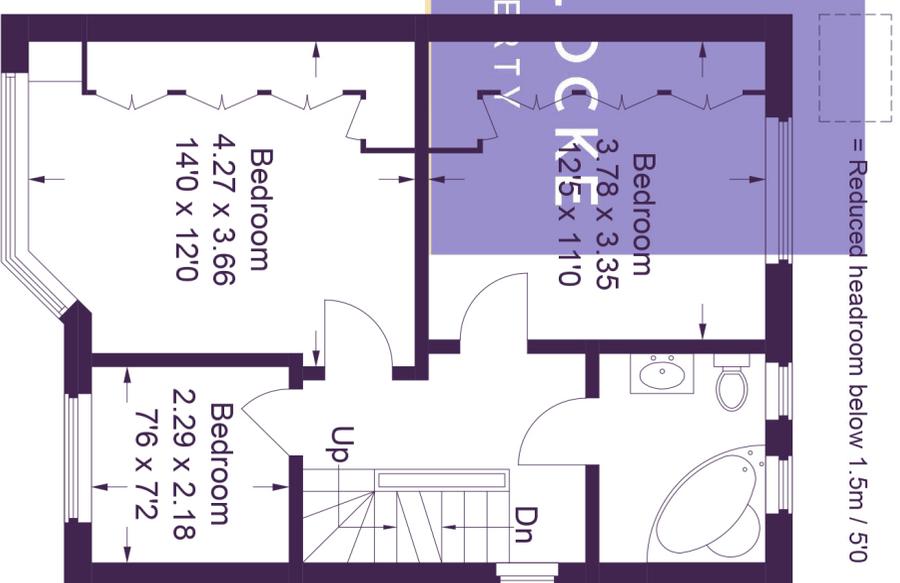
(Not Shown In Actual Location / Orientation)



Second Floor



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.