



**Manor Way, Harrow, HA2 6BZ**

Offers Over £825,000 | Freehold



**LAWRENCE RAND**



## Key Features & Description

- Semi Detached House
- Two Family Bathrooms
- Three Reception Rooms
- 130 Feet Garden
- Prime Location for Schools and Stations
- Garage
- Off-Street Parking for Up to Four Cars.

We pleased to present this spacious four-bedroom semi-detached family home, set on one of North Harrow's most sought-after roads. Thoughtfully improved by the current owners, the property offers flexible, well-balanced living space—ideal for growing families—while being within easy walking distance of North Harrow Station and excellent local schools.

Inside, you'll find two bright reception rooms, a sun room, a modern kitchen with open-plan dining overlooking the garden, and the added convenience of a ground-floor shower room. Upstairs are four well-proportioned bedrooms and a contemporary family bathroom, all filled with natural light.

Outside, the home benefits from a driveway providing off-street parking, a detached garage, and an impressive 120ft rear garden—perfect for family life and offering fantastic potential to extend or enhance further (STPP). A superb opportunity to secure a long-term family home in a prime location.

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



## Nearest Stations

North Harrow (Tube – Metropolitan Line) – 0.4 miles

Headstone Lane (Overground / National Rail) – 0.9 miles

West Harrow (Tube – Metropolitan Line) – 0.8 miles

## Additional Information

Council Tax band: F

EPC Energy Efficiency Rating: D

## Suppliers

Electricity supply: Mains, Water supply: Mains, water, Sewerage: Mains, Heating: Gas Central

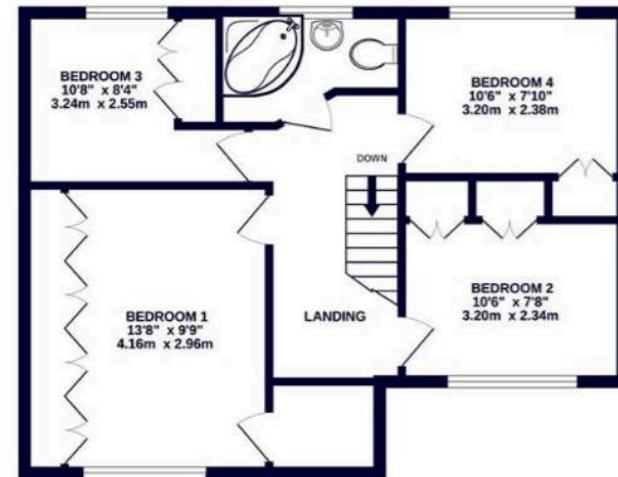
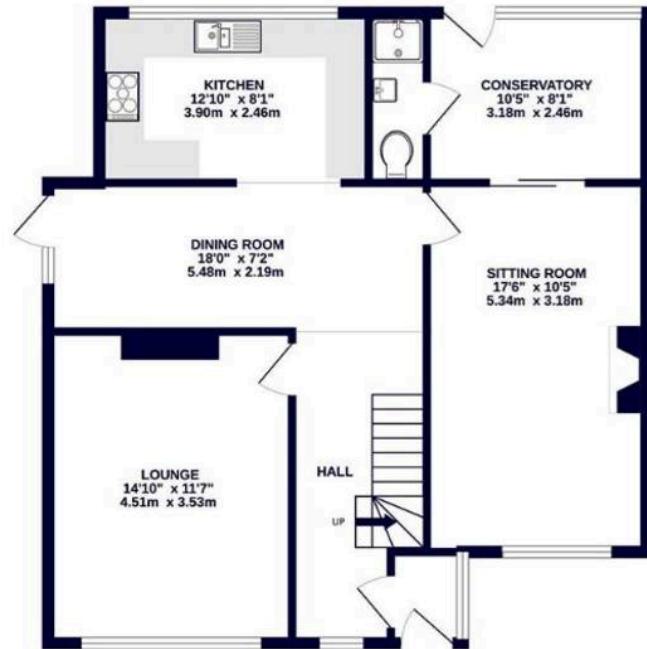
## Broadband & mobile coverage

Broadband: FTTP (Fibre to the Premises) Mobile coverage: O2 – Excellent, Vodafone – Excellent, Three – Excellent, EE Excellent

OUTBUILDING  
138 sq ft. (12.8 sq.m.) approx.

GROUND FLOOR  
785 sq ft. (72.8 sq.m.) approx.

1ST FLOOR  
573 sq ft. (53.0 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.



**Lawrence Rand**  
51 Victoria Road, Ruislip – HA4 9BH  
01895 632211  
Sales@lawrence-rand.co.uk  
www.lawrence-rand.co.uk

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.