



Stanley Road, HA2

£440,000

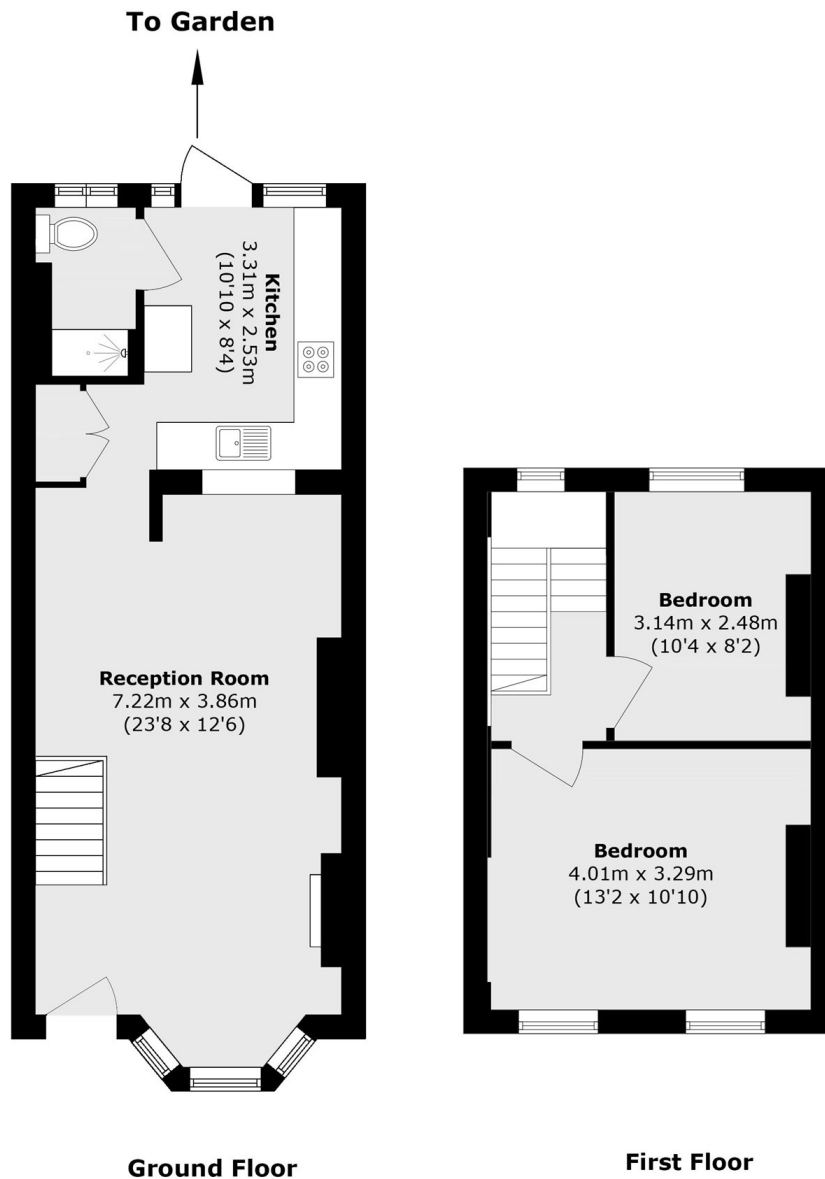
A charming two-bedroom period cottage offering approximately 720 sq ft of accommodation, with a generous through reception room and a long rear garden. The ground floor is centred around an impressive 23'8 x 12'6 reception room, featuring a front bay window, wood-style flooring and a feature fireplace, providing plenty of space for both living and dining areas. To the rear is a fitted kitchen with a range of wall and base units and direct access onto the garden, together with a conveniently positioned ground-floor bathroom.

On the first floor are two well-proportioned bedrooms, including a spacious principal bedroom measuring approximately 13'2 x 10'10, while the second bedroom measures approximately 10'4 x 8'2 and would work equally well as a child's bedroom, guest room or home office.

Outside, the property benefits from a particularly long and established rear garden, offering an excellent outdoor space with mature planting and plenty of scope for a purchaser to landscape and personalise to their own requirements.

Stanley Road is conveniently situated in the heart of South Harrow, within easy reach of a wide range of local shops, cafés, restaurants and everyday amenities. South Harrow Underground Station is nearby, providing Piccadilly Line services into Central London, while a number of well-regarded schools, parks and recreational facilities can also be found in the surrounding area. The location is well placed for access to Harrow town centre as well as major road links including the A40 and A312.

- Two Bedrooms • Period Cottage • Through Reception •
- Fitted Kitchen • Ground Floor Bathroom • Long Rear Garden •



Total area (approx.): 66.9 sq. m (720.1 sq. ft)

David Conway
020 8422 5222

Energy Rating: D We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.