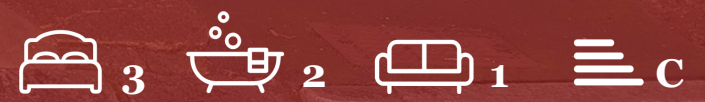




Grange Road

Harrow, HA1

Asking price £649,950





# Grange Road

Harrow, HA1

This well composed three bedroom house is arranged over two floors and has been carefully updated with a restrained modern aesthetic throughout. Clean lines, neutral finishes and considered detailing give the house a calm, contemporary feel, with an emphasis on light, proportion and everyday usability.

The ground floor is arranged to support a sense of openness, with a welcoming entrance hall leading through to a comfortable front living room that works equally well as a secluded spot. To the rear, the kitchen and dining room forms the heart of the house, offering a generous, well planned area for cooking and entertaining. The space is finished with modern cabinetry and simple materials, and opens directly onto the garden, creating a natural flow between inside and out. A ground floor bathroom and additional kitchen space add flexibility and practicality without compromising the overall sense of cohesion.

Upstairs, the first floor provides three well balanced bedrooms, including two generous doubles and a third room that lends itself well to use as a study, guest room or nursery. A contemporary family bathroom serves the upper level, finished in a clean, understated style consistent with the rest of the house.

Outside, the property benefits from a private driveway providing off street parking, while the large rear garden offers a quiet, private setting with plenty of space for outdoor dining, planting and relaxation. Thoughtfully modernised and ready to move into, this is a home that balances architectural clarity with comfort, offering a refined take on modern family living.





### **Living Room**

10'11" x 13'7" (3.33 x 4.16)

### **Kitchen**

16'9" x 11'5" (5.11 x 3.50)

### **Kitchen / Dining Room**

15'2" x 8'7" (4.63 x 2.63)

### **Bedroom**

10'8" x 11'6" (3.26 x 3.51)

### **Bedroom**

11'0" x 13'5" (3.36 x 4.11)

### **Bedroom / Office**

5'5" x 7'8" (1.67 x 2.35)

### **Bathroom**

5'6" x 7'11" (1.68 x 2.43)

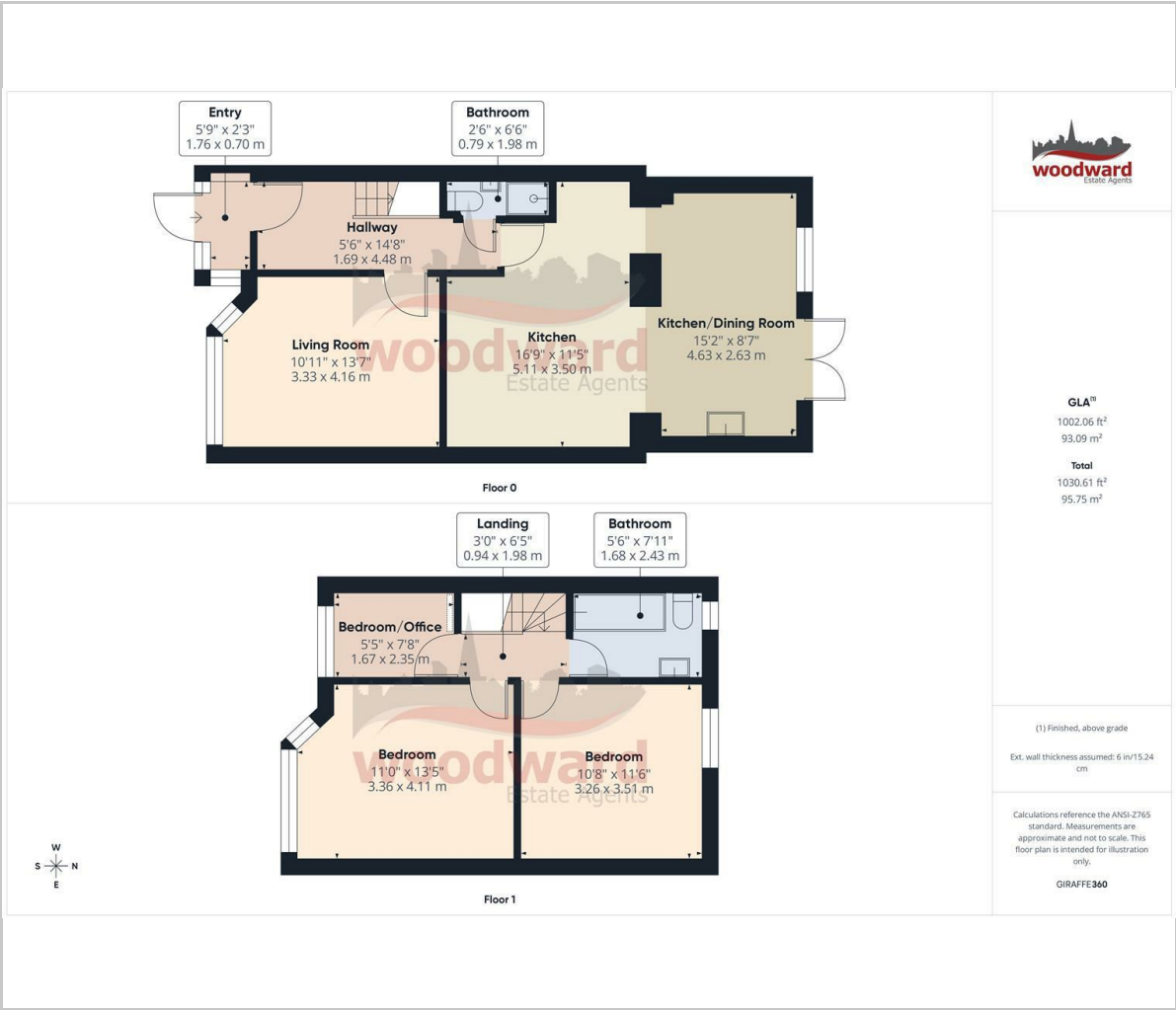
### **Bathroom**

2'7" x 6'5" (0.79 x 1.98)





Floor Plan



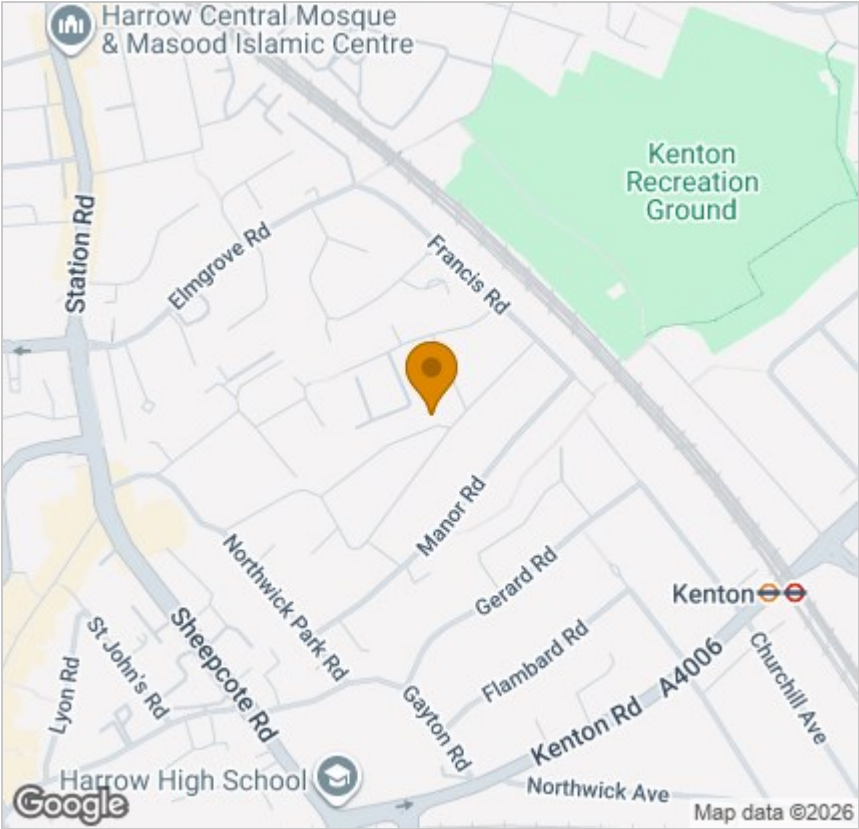
Viewing

Please contact our Woodward Estate Agents Office on 020 8864 8844 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

