



Sudbury Hill, HA1

**Guide price £1,300,000**





## Sudbury Hill, HA1

Set within the historic Harrow on the Hill Conservation Area, this beautifully proportioned neo-Georgian detached house offers over 2,500 sq ft of elegant and versatile living space. Positioned behind a generous frontage, it combines timeless architectural detail with a mature garden and an enviable location moments from the village's winding lanes and period landmarks.

The ground floor flows with a natural sense of ease. Three generous reception rooms provide space for both relaxed family life and formal entertaining, each filled with natural light. At the heart of the home, the kitchen and breakfast room create a welcoming setting for daily meals, complemented by a study and guest cloakroom.

The upper floors hold six restful bedrooms, each offering flexibility for family or guests. The principal suite includes a dressing area and en suite, while two further bedrooms benefit from their own en suite facilities. A well-appointed family bathroom completes the arrangement.

Outside, the garden provides a peaceful setting, with established planting and ample lawn. To the front, a driveway and garage offer secure parking. Previous planning permission was granted to create courtyard parking and an additional double garage, adding scope for future enhancement.

Harrow on the Hill is cherished for its village-like charm, cobbled streets and collection of historic buildings, many connected to the prestigious Harrow School. Independent cafés, pubs and shops are just a short stroll away, with Harrow town centre offering more extensive retail and leisure facilities. Outstanding schools, including Orley Farm Prep School, John Lyon School and Harrow School, are all within walking distance.

Transport links are excellent, with Harrow on the Hill (Metropolitan and Chiltern Line) and Sudbury Hill (Piccadilly Line) stations nearby. Offered with no onward chain, this is a rare opportunity to secure a substantial family home in one of London's most desirable settings.







### **Kitchen**

22'10" x 22'4" (6.96 x 6.83)

### **Dining Room**

13'6" x 12'4" (4.14 x 3.78)

### **Living Room**

20'8" x 11'1" (6.32 x 3.40)

### **Study**

8'2" x 8'9" (2.51 x 2.69)

### **Bedroom**

19'3" x 9'8" (5.87 x 2.97)

### **Bedroom**

22'4" x 10'11" (6.83 x 3.33)

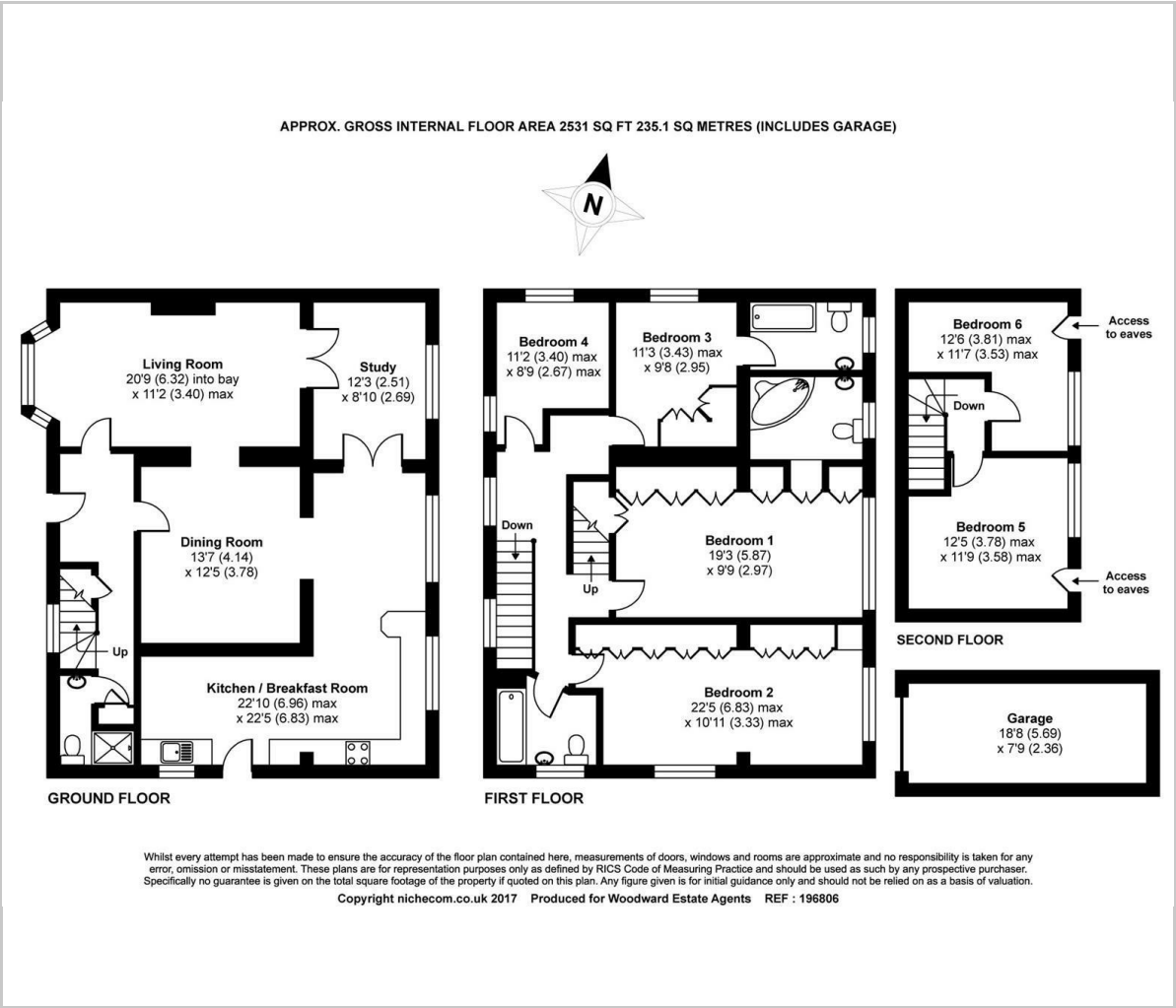
### **Gardens**

### **Front**





Floor Plan



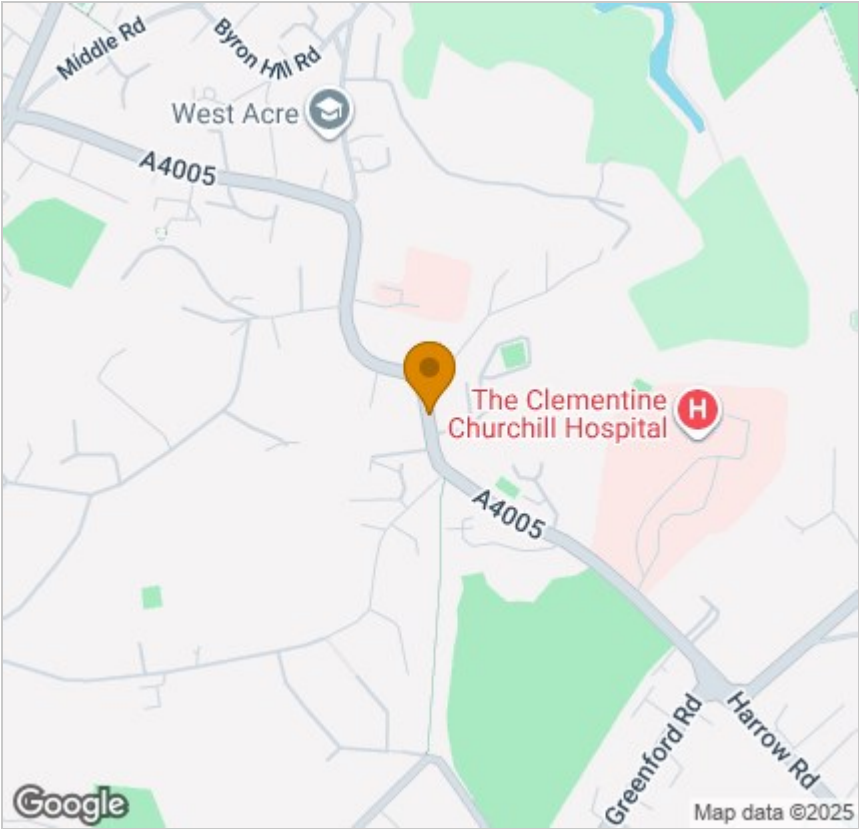
Viewing

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Area Map



Energy Efficiency Graph

