



Boxtree Road  
Harrow, HA3

**£535,000**



## Boxtree Road

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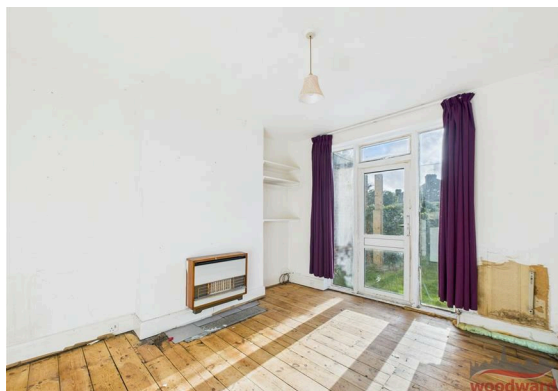
Occupying a generous corner plot, this three bedroom semi detached house offers a combination of scale, flexibility and clear potential for transformation. The existing plan is straightforward, with two distinct reception rooms and a separate kitchen anchored by an unusually long pantry, lending itself to reworking into a more expansive family kitchen and dining space. The house is currently in need of renovation, presenting an excellent opportunity to restore, with further scope to extend subject to the usual planning permissions.

Across the first floor are three bedrooms alongside a bathroom and separate WC. The arrangement is practical and well balanced, with rooms of good proportion and the potential to reconfigure to suit modern living.

A notable advantage is the additional outbuilding, arranged with studio space and washing facilities, offering useful separation from the main house. It could serve as a work from home base, a hobby room, a guest space or a gym, depending on need. A garage provides further storage and day to day practicality.

Outside, the corner plot provides a large garden with a sense of openness and privacy, and the scale of the site suggests meaningful potential for enlargement, whether through side, rear or loft extension, subject to consents.

The location is well suited to commuting, with Headstone Lane and Hatch End stations within walking distance, alongside local shops and services.





**Living Room**  
7'5" x 14'2" (2.27 x 4.34)

**Living Room**  
9'8" x 12'8" (2.97 x 3.87)

**Kitchen**  
7'2" x 8'8" (2.19 x 2.66)

**Pantry**  
4'3" x 23'2" (1.32 x 7.07)

**Hallway**  
9'6" x 3'4" (2.92 x 1.03)

**Hallway**  
7'9" x 5'8" (2.38 x 1.74)

**Bathroom**  
4'3" x 4'11" (1.32 x 1.51)

**Bedroom**  
10'2" x 14'3" (3.12 x 4.35)

**Bedroom**  
12'2" x 9'9" (3.73 x 2.98)

**Bedroom**  
8'3" x 6'8" (2.54 x 2.04)

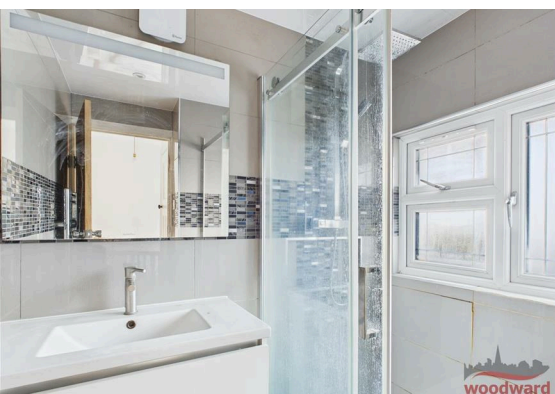
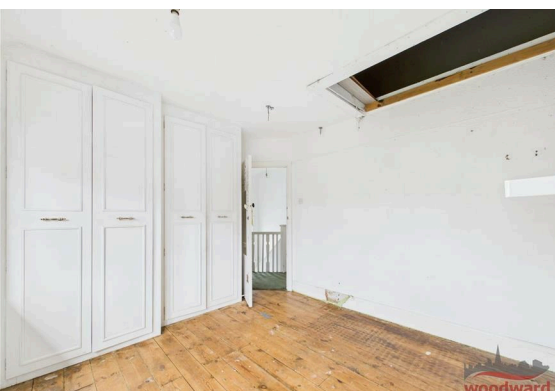
**Bathroom**  
6'0" x 4'6" (1.85 x 1.38)

**W/C**  
3'1" x 4'1" (0.95 x 1.25)

**Studio**  
8'2" x 10'4" (2.50 x 3.17)

**Shower Room**  
5'0" x 4'0" (1.53 x 1.22)

**W/C**  
4'4" x 4'1" (1.34 x 1.25)



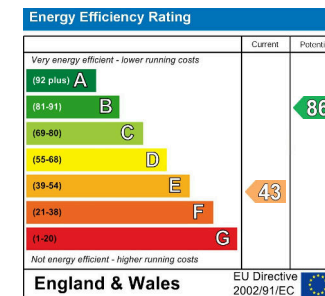
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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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