



.49 Headstone Gardens Harrow, HA2 6PH

£639,950

This well-presented three-bedroom semi-detached home offers generous living space and a practical layout, ideal for families or commuters. The bright and spacious living room features a charming centrepiece fireplace, while the well-fitted kitchen includes a range of wall-mounted and base units. A sizable dining room—currently used as a bedroom—adds further flexibility to the ground floor.

Upstairs, the property offers two good-sized double bedrooms and a further single bedroom. The large family bathroom and separate WC provide convenience for busy households.

Outside, the fully enclosed rear garden includes a patio area perfect for outdoor dining or relaxation. To the front, a large driveway provides ample off-street parking. The home also benefits from full double glazing and gas central heating.

A major advantage of this property is the granted planning permission valid until 25th May 2026, allowing for extensive future development. Approved works include:

- A single-storey front extension incorporating a porch
- Single and two-storey side-to-rear extensions
 - A single-storey rear extension
 - Roof alterations and a rear dormer
- External alterations, including demolition of the attached garage

These plans offer an excellent opportunity to significantly expand and tailor the home to suit your needs.

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Entrance

Living room

Dinning room

Kitchen

Downstairs WC

Garden

Master bedroom

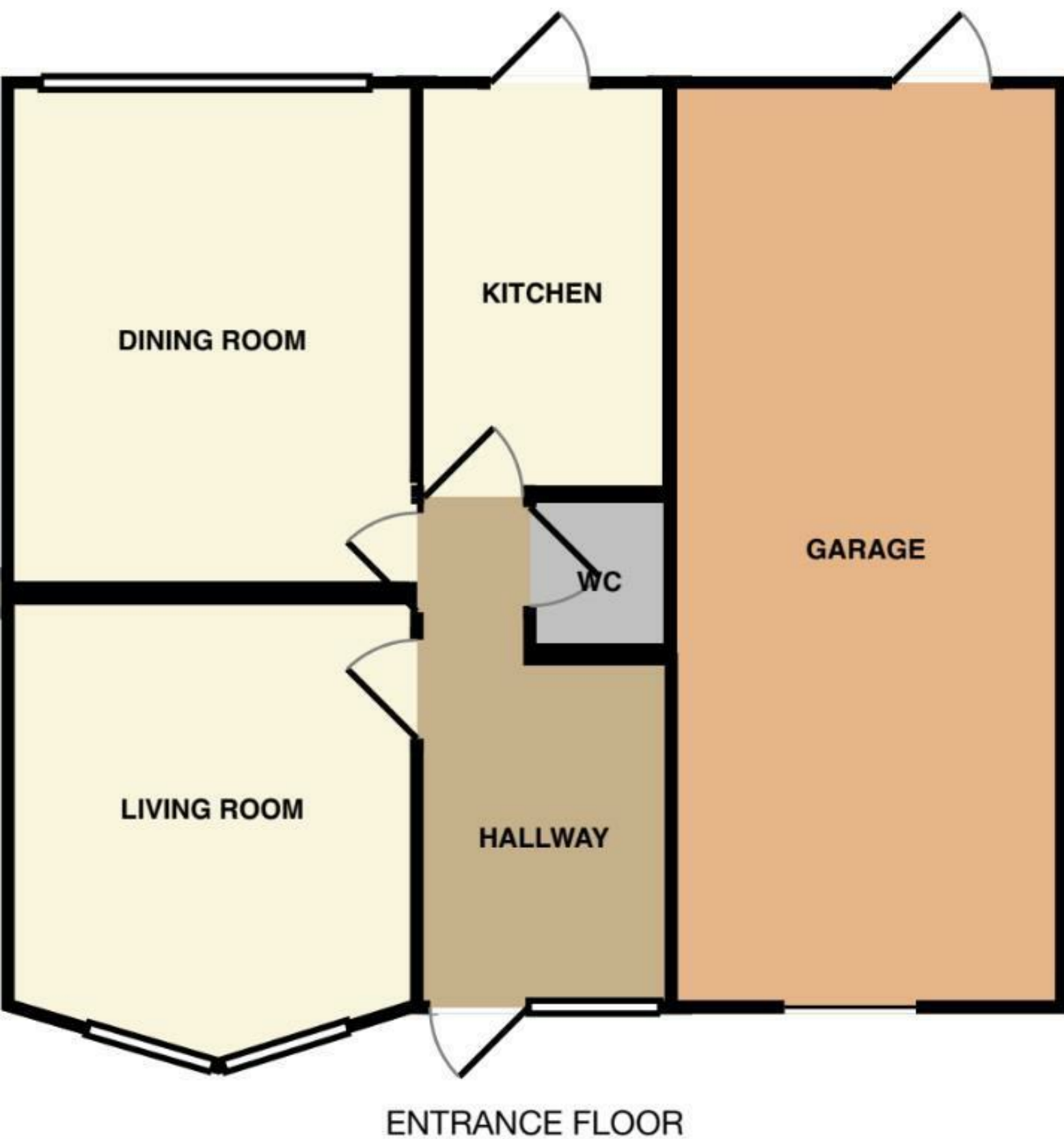
Bedroom Two

Bedroom Three

Bathroom

separate WC





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		79	
		54	

Environmental Impact (CO ₂) Rating		Current	
	Potential		
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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