



2 Palace Court, Harrow, HA3 0SN

A SUPERB THREE BEDROOM FAMILY HOME LOCATED ON A HIGHLY SOUGHT AFTER CUL-DE-SAC We are delighted to bring to the market this fabulous three bedroom semi detached property perfectly located for good & outstanding local schools. The property would benefit from a programme of refurbishment and offers the perfect opportunity for a discerning buyer wishing to improve, fully extend and add significant value to their next home.

The property briefly comprises of a welcoming entrance hall, a fitted kitchen with a modern Worcester Bosch boiler, two reception rooms, three first floor bedrooms, a bathroom and a separate W/C. The front of the property provides off street parking and leads to a garage which could be extended subject to the usual consents being obtained and there is a large garden to the rear.

The property has the added advantage of being sold 'chain free'.

£619,950

- THREE BEDROOMS
- SEMI DETACHED FAMILY HOME
- HIGHLY SOUGHT AFTER CUL-DE-SAC LOCATION
- REQUIRES MODERNISATION
- EXTENSION POTENTIAL TO THE SIDE STPP
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- GARAGE & OFF STREET PARKING
- OUTSTANDING LOCAL SCHOOL
- CHAIN FREE SALE

Palace Court, Harrow, HA3

Approximate Area = 953 sq ft / 88.5 sq m
Garage = 134 sq ft / 12.4 sq m
Total = 1087 sq ft / 100.9 sq m
For identification only - Not to scale

GROUND FLOOR
APPROX FLOOR AREA
(474 SQFT)

FIRST FLOOR
APPROX FLOOR AREA
(473 SQFT)

Room Details:

- Garden:** Approximate 74'10" (22.80) x 28'3" (8.62)
- Dining Room:** 12'1" (3.68) x 8'11" (2.51)
- Kitchen:** 17'2" (5.23) x 7'10" (2.46)
- Reception Room:** 14'1" (4.30) max x 12'2" (3.76) max
- Garage:** 19'2" (5.85) max x 7'7" (2.30) max
- Bedroom 1:** 13'3" (4.04) x 12'1" (3.68)
- Bedroom 2:** 13'2" (4.01) x 10' (3.06)
- Bedroom 3:** 10'1" (3.08) x 7'11" (2.42)

1 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Bryan Mather & Co. REF: 1318929

Energy Efficiency Rating

Rating	Current (2009/10)	Potential (2020/21)
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		
Current Score: 64		81

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current (2009/10)	Potential (2020/21)
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Current Score: 64		81

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC



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