



Winkworth

## Hill Road, HA1

£500,000 *Freehold*



A rare opportunity to acquire a three-bedroom end-of-terrace home with exceptional scope to refurbish, extend and enhance its value!

### KEY FEATURES

- Three-bedroom end-of-terrace home with excellent potential
- Requires updating/TLC – ideal for personalisation
- Well-proportioned accommodation over two floors
- Granted planning permission for a 4m rear extension
- Approved outbuilding at the end of the garden – perfect as home office, gym, or studio
- Off-street parking



Harrow

020 8861 3933 | [harrow@winkworth.co.uk](mailto:harrow@winkworth.co.uk)

Winkworth

for every step...



## DESCRIPTION

A rare opportunity to acquire a three-bedroom end-of-terrace home with exceptional scope to refurbish, extend and enhance its value.

Occupying a desirable end-of-terrace position, this property represents an exciting prospect for buyers seeking a home with potential to update and personalise. Requiring a degree of updating and TLC, it offers a fantastic opportunity for purchasers looking to create a home tailored to their own style and specification, without the need for wholesale modernisation.

The current layout provides well-proportioned accommodation arranged over two floors, including generous living space and three bedrooms to the first floor. While some improvement works are required, the existing footprint presents an excellent foundation for transformation into a contemporary and spacious family home.

A notable advantage is the granted planning permission for a 4-metre rear extension, together with approval for the construction of an outbuilding at the end of the garden. With no works commenced, the incoming purchaser retains complete flexibility to implement the approved plans and substantially enhance the property — creating a large open-plan kitchen/dining/family space to the ground floor and a versatile garden building suitable for use as a home office, gym, studio or additional storage.

As an end-of-terrace property, the house enjoys additional privacy and a broader plot feel compared to mid-terrace homes, further increasing both its appeal and development potential.

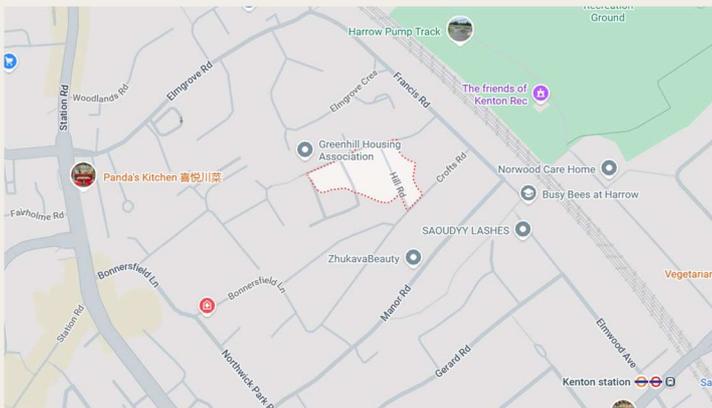
The location is particularly convenient, being just a short walk from Harrow-on-the-Hill Station (Metropolitan & Chiltern Line), Northwick Park and Kenton stations (National Rail to Euston/Watford), as well as local amenities, schools, and green spaces. Northwick Park Hospital and Harrow College are also within walking distance, making this an ideal location for families, professionals, or anyone seeking excellent transport links and local facilities.

Offering considerable scope for improvement, extension and strong capital growth, this is an outstanding opportunity to unlock value in a well-positioned property.

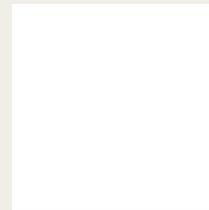




## LOCATION



For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HRR240253>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



Approximate total area<sup>m</sup>  
83 m<sup>2</sup>  
893 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Harrow

020 8861 3933 | harrow@winkworth.co.uk

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.