

ALLDAY  
& MILLER



Arundel Drive, Harrow, HA2 8PW  
£600,000

3 2 1 c



Arundel Drive, Harrow, HA2 8PW

**£600,000**

- Three Bedroom Extended Semi Detached Home
- Off Street Parking
- Potential to Extend (STTP)
- Large Outbuilding
- Downstairs Shower Room
- Two Bathrooms
- Nearby to Highly Regarded Schools
- Stylish Interiors Throughout
- Short Drive to A40/M40/M25
- Stunning Garden to Rear Perfect for Outside Dining & Entertaining

## Description

Upon entering, you are greeted by a bright reception room that provides an inviting space for relaxation, a convenient downstairs WC and bathroom. The fitted kitchen is a highlight with a breakfast bar and offering easy access to the rear.

The first floor boasts three well proportioned bedrooms, each providing a peaceful retreat for rest and rejuvenation. A family bathroom on this level adds to the convenience of the home.

Outside, the property features a front drive that provides ample parking space, a valuable asset in this desirable area. The rear garden is predominantly laid to lawn, making it perfect for outdoor dining and gatherings. Additionally, an outbuilding offers extra storage or potential for a variety of uses, enhancing the functionality of the outdoor space.

## Situation

Arundel Drive is perfectly positioned between South Harrow and South Ruislip, offering excellent connectivity. Great transport links are close by including Northolt Park with the Chiltern Rail and Northolt Underground station with the Central line giving easy links into London. Highly regarded schools including Earlsmead primary school, Rooks Heath school, along with Harrow Independent College are all within easy reach. Harrow town centre features St. Ann's and St. George's shopping centres, Tesco, Morrisons, and a high-street with cafés, restaurants and coffee shops.



**Arundel Drive, Harrow, HA2**  
Approximate Area = 987 sq ft / 91.7 sq m  
Outbuilding = 191 sq ft / 17.7 sq m  
Total = 1178 sq ft / 109.4 sq m  
For identification only - Not to scale

Ground Floor

Outbuilding  
4.94 x 3.54  
16'2 x 11'7

Garden  
33.91 x 7.45  
111'3 x 24'5

Kitchen / Dining Room  
5.06 x 3.98  
16'7 x 13'1  
CH 772.31

Reception Room  
6.54 max x 3.26 max  
21'5 x 10'8  
CH 823.49

Up

7.45 x 6.65  
24'5 x 21'10

First Floor

Bedroom  
3.34 max x 3.21 max  
10'11 x 10'6

Bedroom  
2.29 x 2.06  
7'6 x 6'9

Bedroom  
3.29 max x 3.23 max  
10'10 x 10'7  
CH 7112.41

Dn

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©Vizion Property Marketing 2025. Produced for Allday & Miller.

**ALLDAY & MILLER**  
estate agents

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.