



**Mirren Close, Harrow, HA2 9BG**

**In Excess of £485,000 | Freehold**



**LAWRENCE RAND**





## Key Features & Description:

- Thoughtfully refurbished throughout by current owners
- Modern fitted kitchen with contemporary finishes
- Driveway with parking for two cars
- Well maintained paved garden ideal for outdoor entertaining
- Two generous bedrooms
- Modern family bathroom
- Fully boarded and insulated loft providing ample storage
- Quiet residential location close to amenities and transport links

Beautifully refurbished two-bedroom home, offered to the market in exceptional condition. From the moment you arrive, the newly installed driveway stands out, providing parking for two cars along with the added bonus of an EV charging point – enhancing both practicality and kerb appeal. Inside, you're welcomed by a beautifully fitted kitchen, ideal for anyone who enjoys cooking or entertaining. The property then flows into an extended reception room, offering a bright, spacious living area that's noticeably larger than average. This fantastic space is perfect for relaxing or hosting guests, with direct access out to the garden. The low-maintenance, fully paved garden is an excellent setting for outdoor dining, entertaining, or simply enjoying some fresh air – a great spot to unwind at the end of the day. Upstairs features two generously sized bedrooms, each providing a comfortable and peaceful retreat. The modern family bathroom has also been finished to a high standard. The property further benefits from a fully boarded and insulated loft, offering superb additional storage. **Presented with care by Lawrence Rand - helping you find the place you'll love to call home.**







### Nearest Stations:

Northolt Park (rail) – 0.8 miles (closest national rail station)

Rayners Lane (Tube) – 0.9 miles (Piccadilly & Metropolitan lines)

Northolt (Tube) – 1.0 miles (Central line)

South Harrow (Tube) – 1.0 miles (Piccadilly line)

### Verified Material Information:

Local authority: London Borough of Harrow

Council tax band: C

EPC Rating: D

### Suppliers:

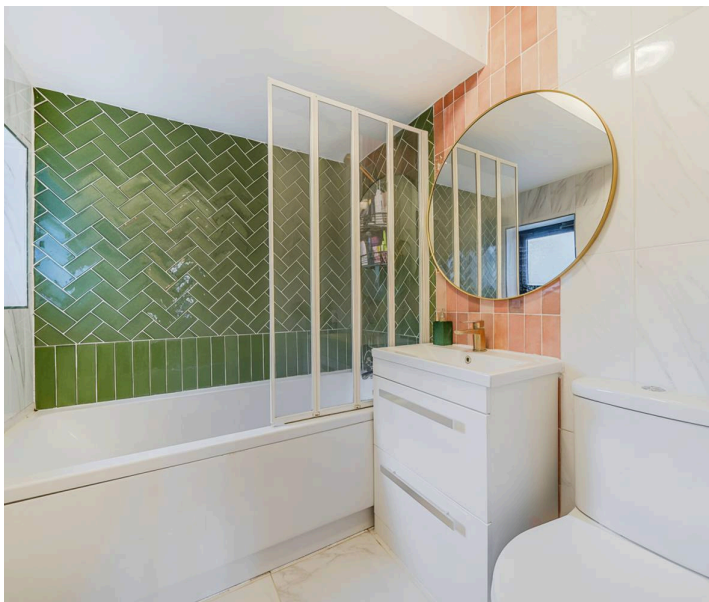
Electricity supply: Mains, Water supply: Mains  
water, Sewerage: Mains

Heating: Gas central heating

### Broadband & mobile coverage:

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 – Excellent, Vodafone –  
Excellent, Three – Excellent, EE – Excellent

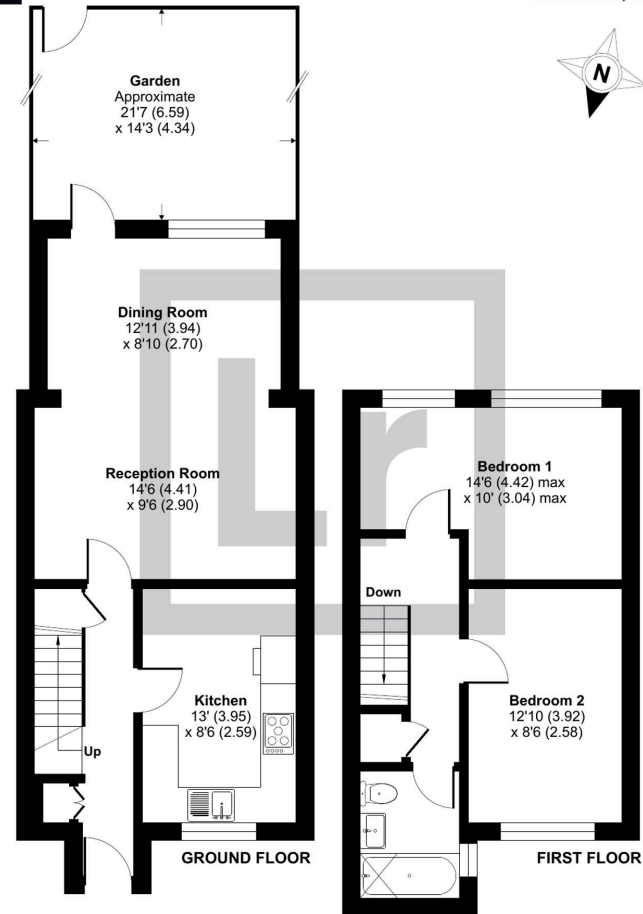




## Mirren Close, Harrow, HA2

Approximate Area = 817 sq ft / 75.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Lawrence Rand. REF: 1380342

## Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211

[Sales@lawrence-rand.co.uk](mailto:Sales@lawrence-rand.co.uk)

[www.lawrence-rand.co.uk](http://www.lawrence-rand.co.uk)

Lawrence Rand Limited has made every reasonable effort to ensure the accuracy of the information provided. However, we accept no responsibility for errors, omissions, or misstatements. All measurements, distances, and descriptions are approximate and for guidance only. Prospective purchasers or tenants must verify all details independently. Some images may include AI-generated virtual staging to illustrate the potential of the property and are for visual guidance only. No warranty is given or implied, and these particulars do not form part of any offer or contract. Lawrence Rand reserves the right to amend or withdraw any property without notice.