



MAY/ JUNE 2025

HARROW PROPERTY BULLETIN

Harrow on the Hill Edition



How to Grow Strawberries at home

- ▶ Choose a location with well-draining soil and full of sun
- ▶ Plant on a cloudy day or in the late afternoon in the spring
- ▶ Use well-draining soil, plant crowns at soil level
- ▶ Water only roots to keep the plant dry, about twice weekly
- ▶ Apply a balanced fertilizer (10 -10 -10) when planting
- ▶ Watch for pests, and pick berries when fully red.

HOW DID OUR ROADS AND NEIGHBOURHOODS GET THEIR NAMES?

Ever wondered where the names of our local roads came from? Many of them have deep historical roots going back nearly a century.

It All Started in the 1930s

The story of how our roads and neighbourhoods were named begins in the 1930s, during a period of suburban development. As new housing estates were being planned and built, developers and town planners often looked to history, geography, and notable landowners for inspiration.

The Cotswold Connection

Many of our local streets such as Pebworth Road, Norval Road, Blockley Road, Littleton Road, Paxford Road, Ebrington Road, Draycott Avenue, and Ilmington Road—were named after villages and farms found on Captain Churchill's Cotswold Estate, located at Northwick Park, Blockley in Gloucestershire.

This naming practice was a way to bring a sense of charm, heritage, and rural character to the newly developed areas. These Cotswold names not only added a touch of the English countryside to urban life but also reflected connections between the landowners and developers of the time.

Sudbury Court and Pebworth Estate 1939



Source History England

THE ENDURING CHARM OF A BRITISH HOME



The classic British house has preserved its charm and quality for nearly a century. A well-maintained 1930s home (like the one pictured below) has outlasted many modern builds, standing as a testament to timeless craftsmanship. Its character, traditional décor, and unique style have gracefully weathered changing trends over the decades.

What truly makes a house feel like home, though, is more than just bricks and mortar. It's the garden, the curb appeal, and the neatly kept hedges. These elements bring warmth, positivity, and a welcoming feel that modern minimalism often lacks.



WE WON THE BEST ESTATE AGENT IN HA1, AGAIN



HOW THE SMART INVESTORS BUY REAL ESTATE

- ▶ When markets crash, most panic. The smart investors **buy cheap**. Because **price drops—but value doesn't**.
- ▶ Smart investors understands, **crashes come and go, ownership builds wealth**.
- ▶ They don't sell to profit, they **borrow against assets**.
- ▶ They buy properties, let it appreciate, **refinance**, and repeat.
- ▶ Wealth isn't sold. It's leveraged.

WHAT'S HAPPENING IN THE PROPERTY MARKET IN MAY 2025

- ▶ January 2025 saw over 140,000 properties listed for sale, the highest number recorded in a decade, indicating a surge in supply according to TwentyEA
- ▶ Many upgrading buyers are actively house-hunting now, aiming to secure their next home before the summer school holidays begin
- ▶ With more homes available and cautious pricing by sellers, buyers have greater negotiating power
- ▶ Properties that are correctly priced and presented with high-quality marketing are selling more effectively, even in a competitive market.
- ▶ Mortgage interest rates are reducing and expected to fall further.

SEASONAL FLOWERS



Azaleas



Lilac



Peonies



Wisteria



Clematis



Iris





LOOKING TO SELL YOUR PROPERTY? DON'T LIST IT YET! TRY OFF-MARKET FIRST

With so many properties sitting on portals, off-market creates exclusivity, drives interest, and can help you secure a better deal before going public

If it doesn't work, you can still go public later.

We love selling off-market homes. **Get in touch!**

HOW TO ADD VALUE TO YOUR HOME WITHOUT SPENDING A FORTUNE GET THEIR NAMES?

You don't need a massive budget to make your home more appealing to buyers. Here are a few smart, cost-effective upgrades that can boost value:

► Boost Curb Appeal

First impressions matter. Repaint the front door, repaint the property exteriors, update your house numbers, add plants, and jet wash the driveway. A tidy, welcoming entrance instantly adds value.

► Create Garden Privacy

Everyone love a private outdoor space. Plant evergreen hedges, add a few trees, or upgrade to a taller fence to turn your garden into a peaceful retreat.

► Build a Simple Extension

No need for top of the range finishes, a clean, functional extension with mid range materials can offer great return. Adding a second bathroom or WC is attractive.

► Improve Energy Efficiency

Better insulation, LED lighting, and smart thermostats can raise your EPC rating, a key selling point in today's market.



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