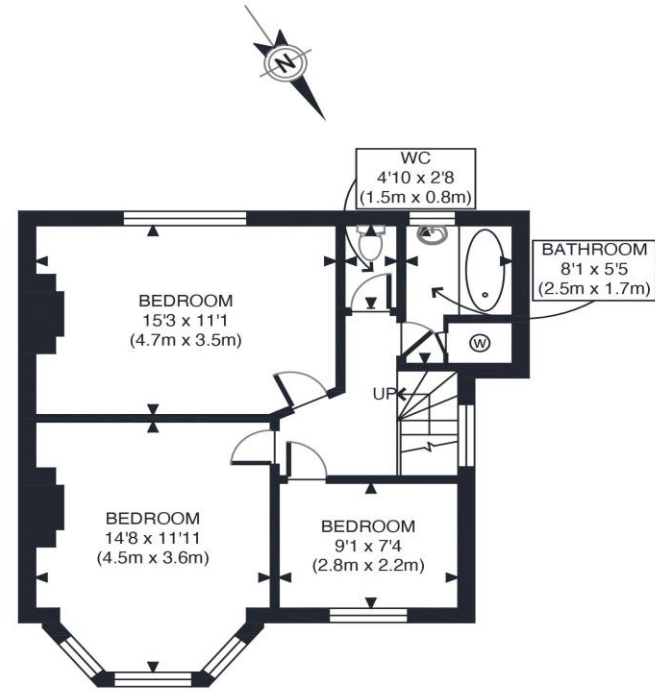
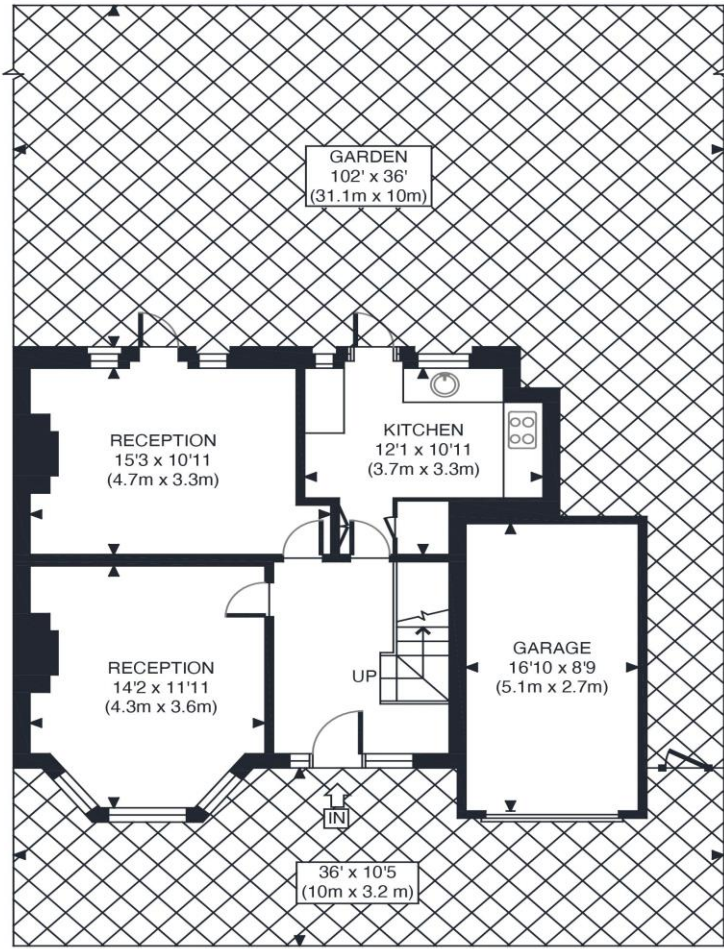


The Floorplan...



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 703 SQ FT
FLOOR AREA WITHOUT GARAGE 545 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1234 SQ FT / 115 SQM	Woodlands
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1076 SQ FT / 100 SQM	date 24/08/23
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	photoplan

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**
 Email: Azi.Rahman@brian-cox.co.uk
 Web: www.brian-cox.co.uk



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



0203 866 6640
brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer this THREE BEDROOM SEMI DETACHED HOUSE to the market which is located on one of North Harrow MOST DESIRABLE roads! The property is being sold with huge potential (STPP) The property comprises a welcoming reception room and a dining room, a good size kitchen and a lovely 80ft+ private garden. To the front of the property there is also off-street parking for two cars along with a larger than average garage. Making your way upstairs you have three bedrooms and a family bathroom with a separate WC. This property is located perfectly as North Harrow High Street & Pinner High Street is a short walk away, they both offer a choice of shops, eateries, bus routes and the Metropolitan Line, offering access into Central London. Within walking distance are several highly regarded schools including Pinner Park Infant and Junior School and Nower Hill High School. Both of these schools offer Outstanding Ofsted Reports.



Guide Price £760,000

Freehold

Woodlands, Harrow HA2 6EN



In Brief...

- Three Bedroom Semi-Detached House
- Welcoming Front Reception Room
- Off Street Parking For Two Cars
- Garage To The Side
- Private Garden (80ft+)
- Huge Potential To Extend (STPP)
- One Of The Best Roads In North Harrow On The Cusp Of Pinner
- Walking Distance Away From Popular Primary Schools & Secondary Schools With Outstanding Ofsted Rating Which Includes Pinner Park Primary School & Nower Hill EPC Rating E & Council Tax Band E



The Location...

Nearest Stations ...

North Harrow Station 0.4 miles
 Pinner Station 0.7 miles
 West Harrow Station 0.9 miles

This property is located perfectly as North Harrow High Street & Pinner High Street is a short walk away, they both offer a choice of shops, eateries, bus routes and the Metropolitan Line, offering access into Central London. Within walking distance are several highly regarded schools including Pinner Park Infant and Junior School and Nower Hill High School. Both of these schools offer Outstanding Ofsted Reports.

