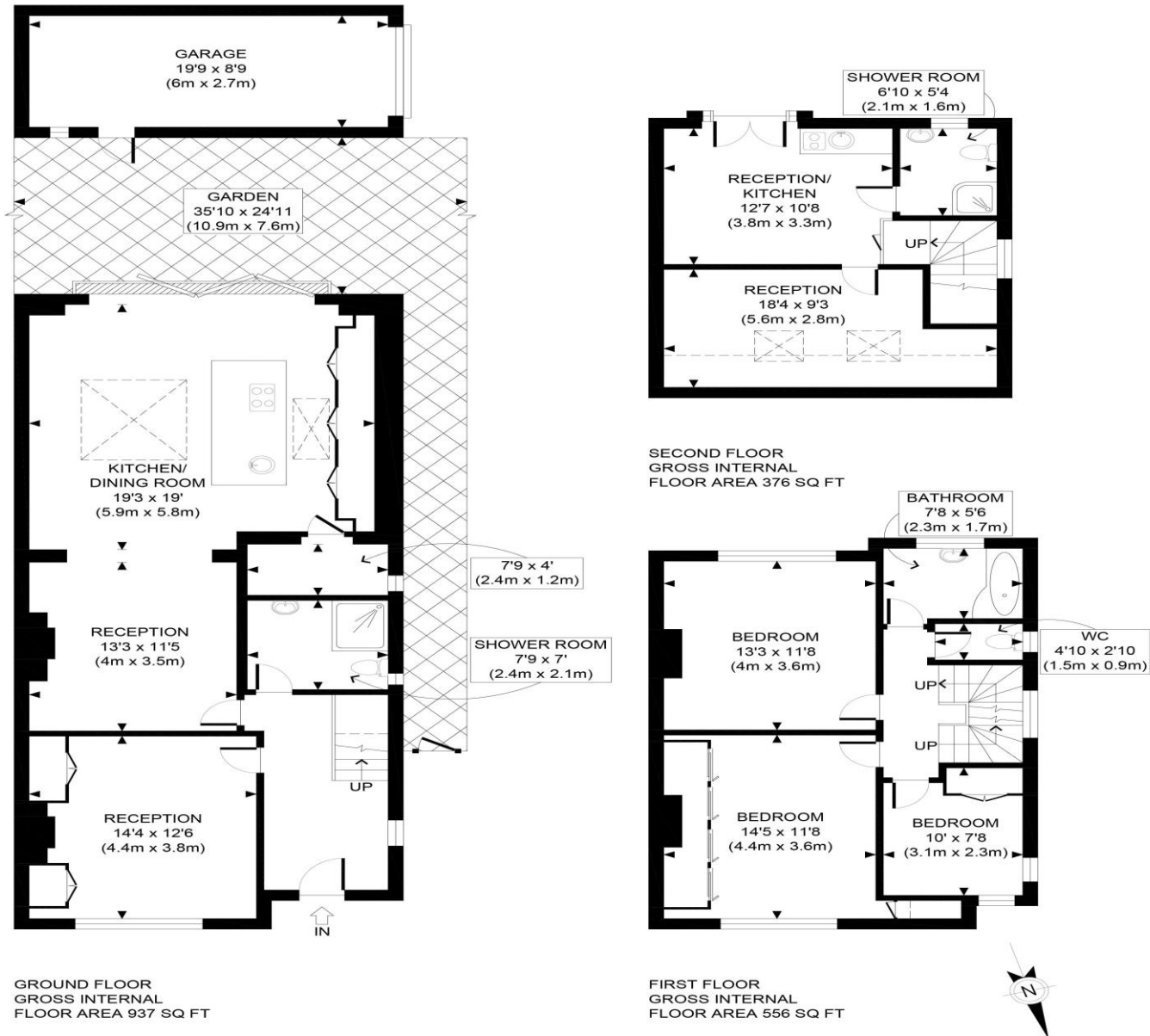


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 2042 SQ FT / 190 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1869 SQ FT / 174 SQM  
 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

Vicarage Way	
date	01/11/23
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



0203 866 6640  
 brian-cox.co.uk



Brian Cox are delighted to offer this stunning five bedroom Mock Tudor family house spread over three floors to the market!. It's located on a highly sought after road. Features of the property include underfloor heating, solid 50kg sound and fire-proof oak doors, three luxury bathrooms with Porcelanosa fully tiled walls, and a substantial living room/dining and kitchen area, with an Atrium and Bi fold doors that fill the room with natural light. The kitchen has a breakfast bar, granite quartz worktops, handleless units and Miele appliances. Outside the front provides parking for two cars and the rear garden comes with a raised decked patio and main lawn with a rear garage, via side access. Offered with no upper chain.



Guide Price £879,950  
 Freehold

Vicarage Way, Harrow HA2 7HX

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.



## In Brief...

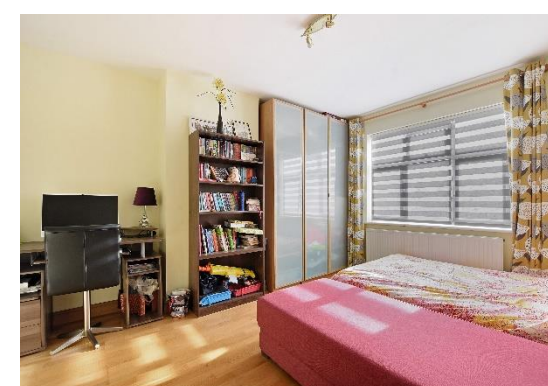
- Beautifully Presented & Recently Refurbished Five Bedroom Three-Bathroom Semi-Detached House
- 19' Family/Dining And Kitchen Area With Atrium And Bifold Doors
- Wood Flooring With Underfloor Heating
- Solid 50kg Sound & Fire-Proof Oak Doors
- Off Street Parking For Two Cars
- Garage At Rear Via Side Access
- Council Tax Band E & EPC Rating D



## The Location...

### Nearest Stations ...

Rayners Lane Station 0.2 miles  
 North Harrow Station 0.5 miles  
 West Harrow Station 0.6 miles



Vicarage Way is a highly sought after residential street in the heart of the Harrow Garden Village. The desirable Harrow Garden Village Estate, which is within minutes' walk of a wide selection of shopping facilities and transport links, including the Metropolitan/Piccadilly Line on Rayners Lane Tube Station. There are also an excellent selection of state, private and grammar schools available to you in the area.

