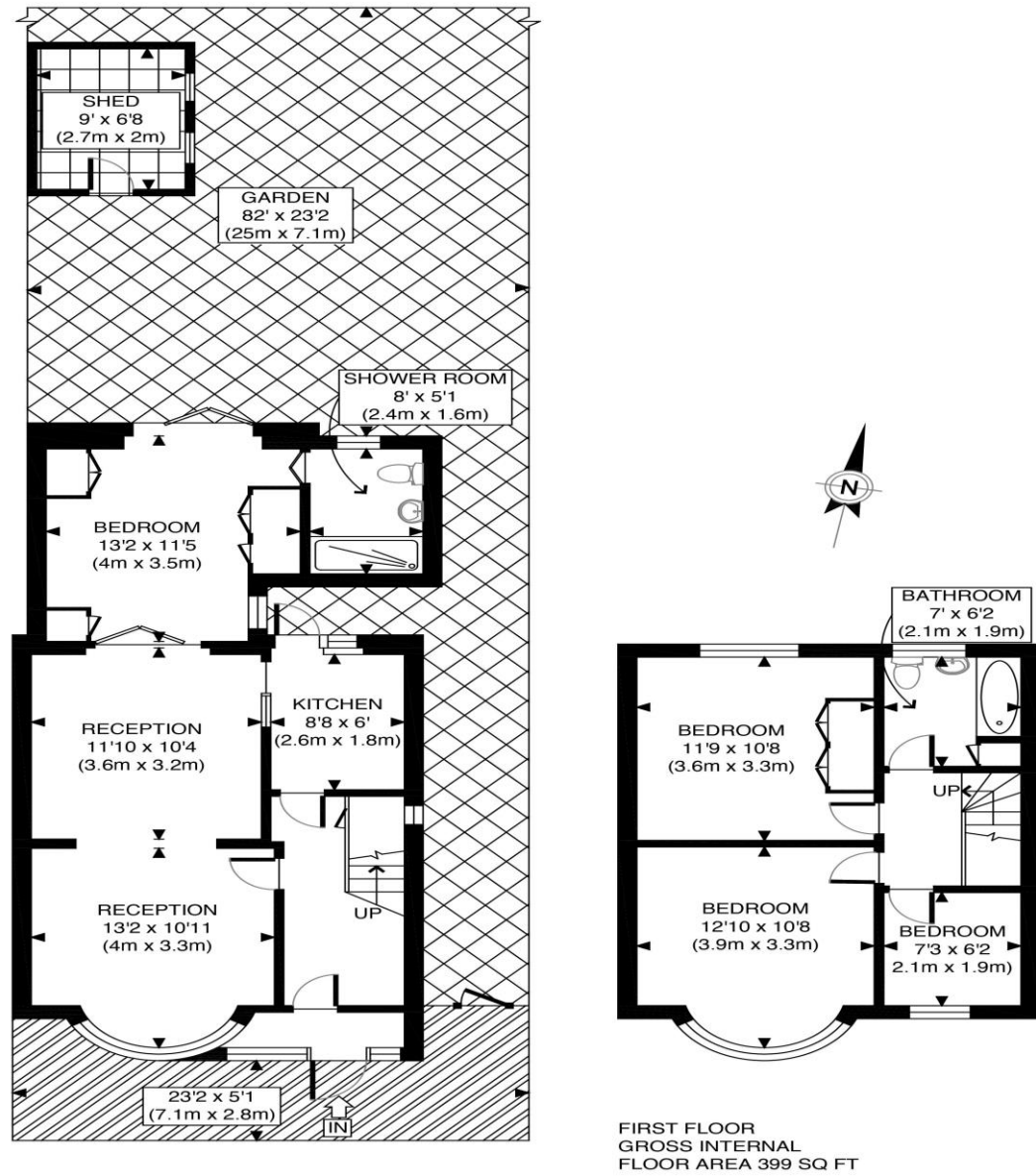


# The Floorplan...



GROSS INTERNAL FLOOR AREA 608 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1007 SQ FT / 94 SQM	Eastcote Lane
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	date 23/01/24
	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



Available to CASH BUYERS ONLY! Brian Cox Estate Agents are delighted to offer this THREE BEDROOM END OF TERRACE house to the market! This property offers huge potential to extended to the rear and loft (STPP) and it is located conveniently. This property is ideal for ether a family who is looking to build their new home or a buy to let investor. It is being sold CHAIN FREE so call us now should you want to arrange a viewing!



Guide Price £475,000

Freehold

Eastcote Lane, Harrow HA2 9AQ

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...

- Three Bedroom End Of Terrace House
- Huge Potential To Extend (STPP)
- Chain Free Sale
- Conveniently Located From Both Schools & Shops
- Good Project
- EPC Rating D & Council Tax Band D



## The Location...

### Nearest Stations ...

- South Harrow Station 0.7miles
- Rayners Lane Station 0.8miles
- Northolt Station 1mile

Eastcote Lane is located off Northolt Road with just a 2 minute walk to South Harrow's busy shopping centre and Piccadilly Line Tube and bus Station. There are a number of local shops and amenities including Waitrose, Iceland, Aldi and Asda. There are numerous local schools close by including Welldon Park Academy Primary School 0.4 miles away, Heathland School and Rooks Heath College both 0.5 miles away, Alexandra School, Harrow Independent College and Grange Primary School both 0.6 miles away and Whitmore High School 0.8 miles away.