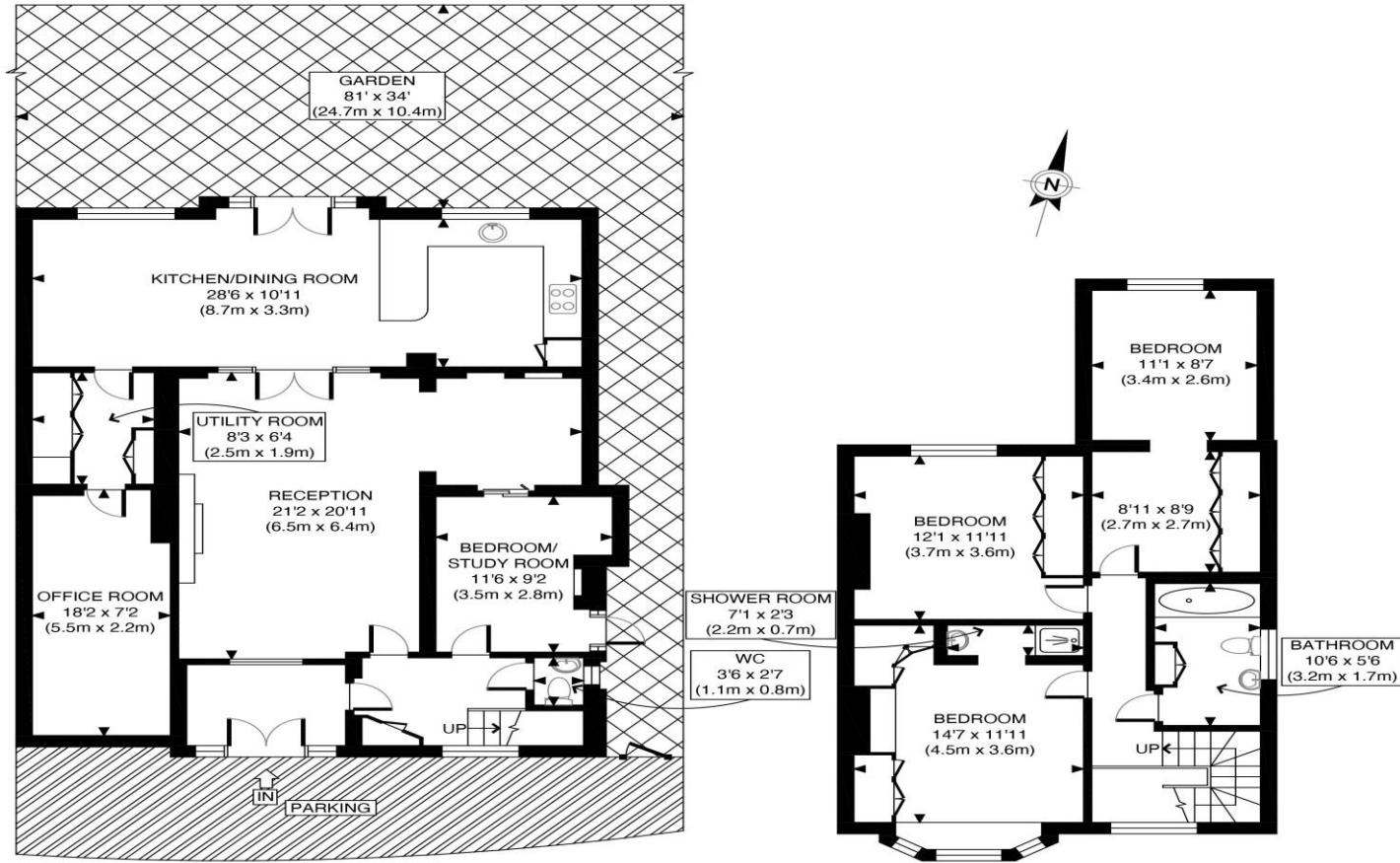


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 1810 SQ FT / 168 SQM	Farm Ave
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: 17/04/24
	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



Brian Cox Estate Agents are delighted to offer this three/four bedroom, DETACHED family home to the market! This property is situated just a short distance from local amenities, outstanding OFSTED report schools and excellent transport links. This property offers ample scope to extend (STPP). The ground floor comprises an entrance hallway allowing access to two generous reception rooms, a well-equipped extended kitchen/breakfast room offering a range of fitted units which backs onto very good size garden which you could extend further into. Completing the ground floor is a garage which is currently being used as an office. You also have a downstairs guest WC. Making your way upstairs there are three double bedrooms with one benefiting from have an ensuite. You also have a large family bathroom and a separate WC. Externally the property boasts a large, well maintained rear garden that is laid to lawn with a variety of established shrub. There is a patio area for outdoor dining in the summer months. To the front of the property there is a driveway providing off-street parking for multiple cars.



**Guide Price £975,000**

Freehold

**Farm Avenue, Harrow HA2 7LR**

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...

- Detached Family Home
- Huge Potential To Extend
- Off Street Parking For Three Cars
- Two Bathrooms
- Additional Room downstairs Which Could Be Used As An Office/Study
- EPC Rating D & Council Tax Band F



## The Location...

### Nearest Stations ...

Rayners Lane (0.3 miles)  
 North Harrow (0.4 miles)  
 West Harrow (0.6 miles)



Located off Imperial Drive, this property is within easy reach of both Rayners Lane and North Harrow Amenities, with Pinner and Eastcote just a short distance away. For commuters, Rayners Lane station provides regular links into the City via the Metropolitan and Piccadilly Line, with nearby North Harrow and West Harrow stations providing the Metropolitan Line. The area is well served by local primary and secondary schooling, children's parks/playgrounds and recreational facilities.

