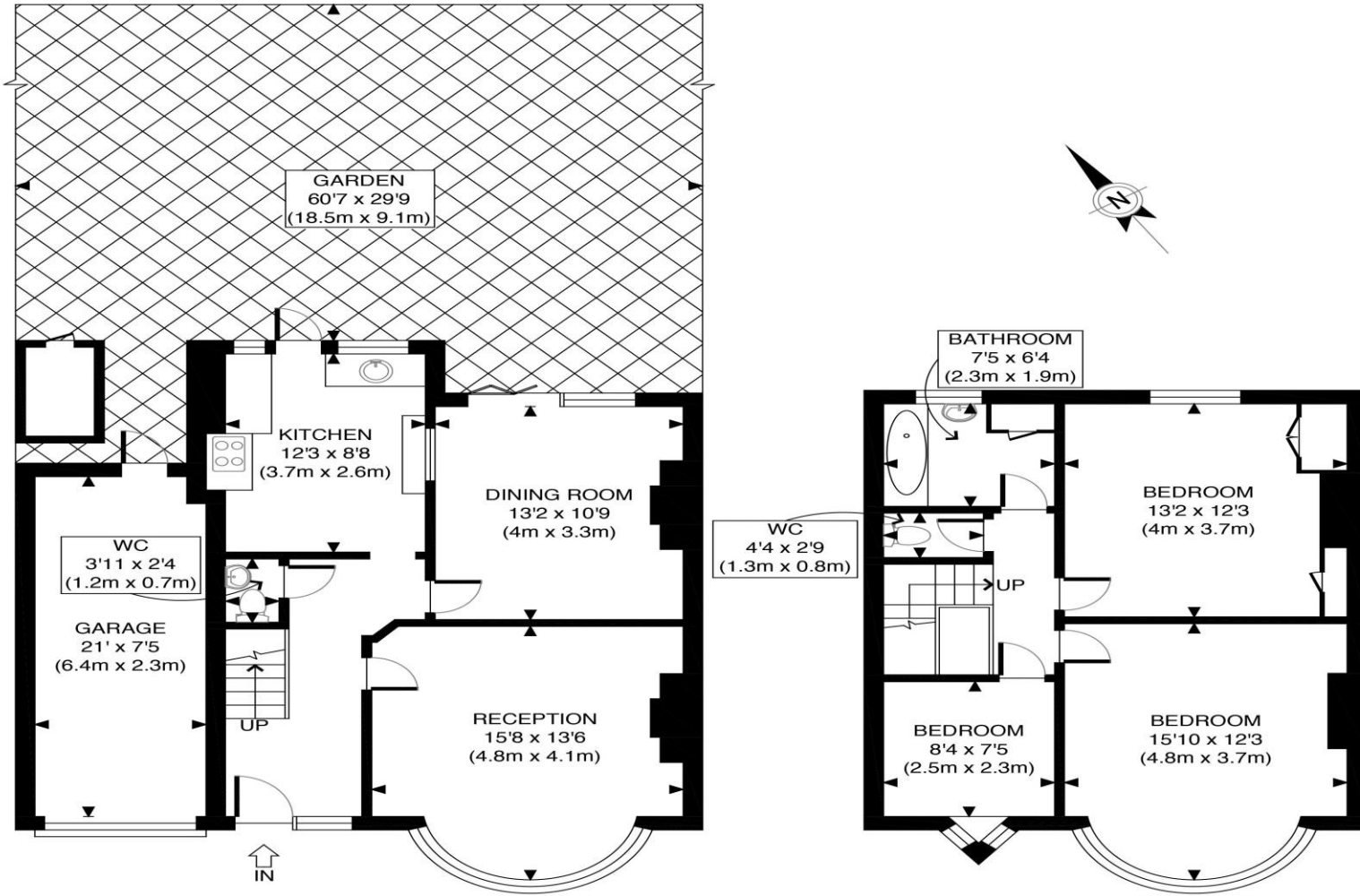


The Floorplan...



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 733 SQ FT
FLOOR AREA WITHOUT GARAGE 561 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 542 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1275 SQ FT / 118 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1103 SQ FT / 102 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

Blenheim Road	
date	19/04/24

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 spacious Three Bedroom Semi Detached property with a GARAGE to the side to the market! Flooded with natural light, the property boasts huge potential to extend and is being sold CHAIN FREE. This larger than average property is situated on one of North Harrow's most desirable roads, within easy walking distance to the local amenities, North and West Harrow Underground Station and the sought after Ofsted Outstanding Schools, making the perfect family home. The property consists of two large reception rooms and a larger than average kitchen. This opens up to a large well-presented garden with potential to extend into. The property also benefits from having a downstairs W/C. Upstairs you are greeted with three spacious bedrooms and a large family bathroom. Further benefits include an integral garage, central heating, double glazing and is being sold CHAIN FREE!



Guide Price £650,000

Blenheim Road, Harrow HA2 7AH

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 Spacious Bedrooms
- Chain-Free
- Sought After Road
- Walking Distance to the Met Line
- Potential to extend to side, rear and loft (STPP)
- Off Street Parking
- Garage to the side
- Council Tax Band E & EPC Rating TBC



The Location...

Nearest Stations ...

- North Harrow (0.3 miles)
- West Harrow (0.4 miles)
- Rayners Lane (0.5 miles)



North Harrow is a suburban area of North West London, situated North-West of Central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & cafés and independent specialist shops.

