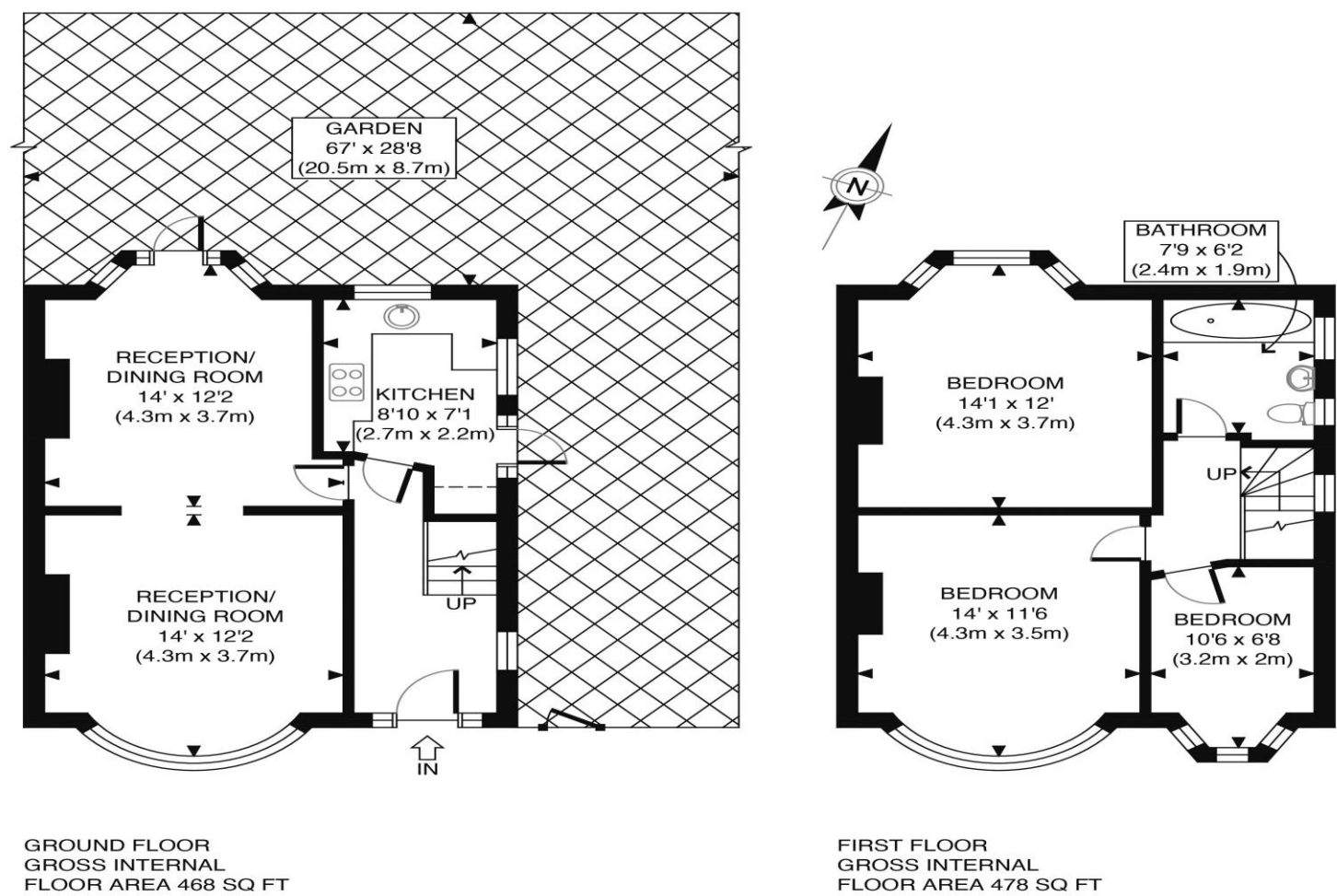


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 946 SQ FT / 88 SQM	Welbeck Road
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 08/05/24
	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 beautifully presented three-bedroom semi-detached family home to the market! This property offers a large open plan lounge/dining room which benefits from having a constant stream of natural light flowing in. The lounge backs onto a generous size garden. Completing the ground floor is a lovely fitted kitchen. Making your way upstairs you have three well-proportioned bedrooms and lastly a good size family bathroom. Externally there is off street parking at the front of the property for two cars.



Offers in Excess of  
£625,000

Welbeck Road, Harrow HA2 0RW

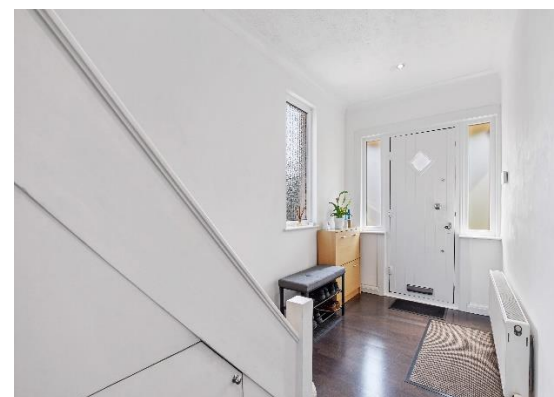
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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 Semi Detached House
- Off Street Parking
- Potential To Extend (STPP)
- Through Lounge
- Good Condition Throughout
- EPC Rating D & Council Tax Band E



## The Location...

### Nearest Stations ...

Rayners Lane Station 0.5 miles  
West Harrow Station 0.6 miles  
South Harrow Station 0.7 miles

Welbeck Road is situated close to Rayners Lane train station (Metropolitan and Piccadilly Line) and high street with its vast array of local shops, coffee houses and restaurants. Nearby are Whitmore High School, Grange Primary School, West Harrow train station and Shaftesbury Circle's local amenities.