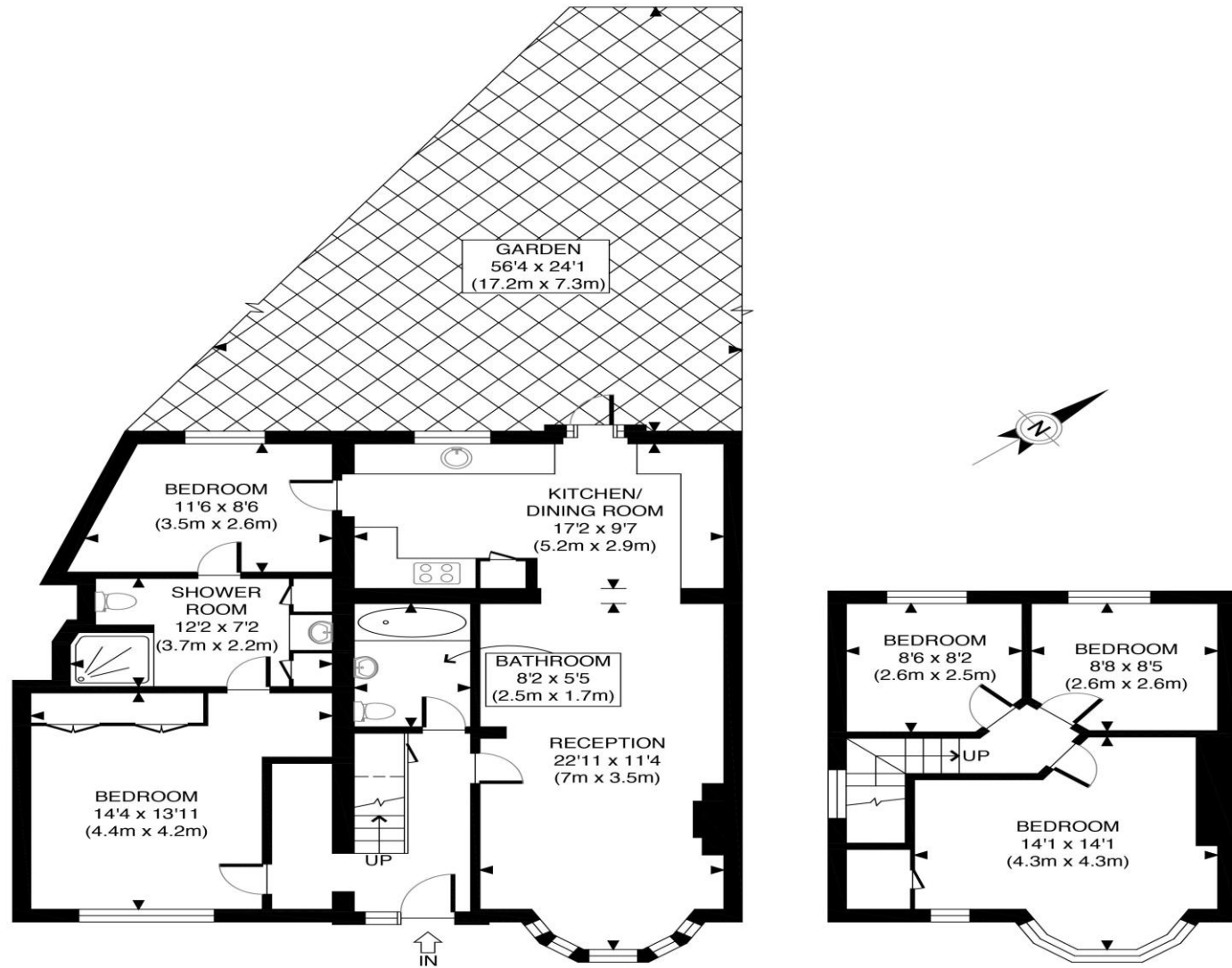


# The Floorplan...



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 962 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 364 SQ FT

<p>APPROX. GROSS INTERNAL FLOOR AREA 1326 SQ FT / 123 SQM</p> <p>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</p>	<p>Stuart Ave</p> <p>date 30/05/24</p> <p>photoplan</p>
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## More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**  
 Email: [Azi.Rahman@brian-cox.co.uk](mailto:Azi.Rahman@brian-cox.co.uk)  
 Web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



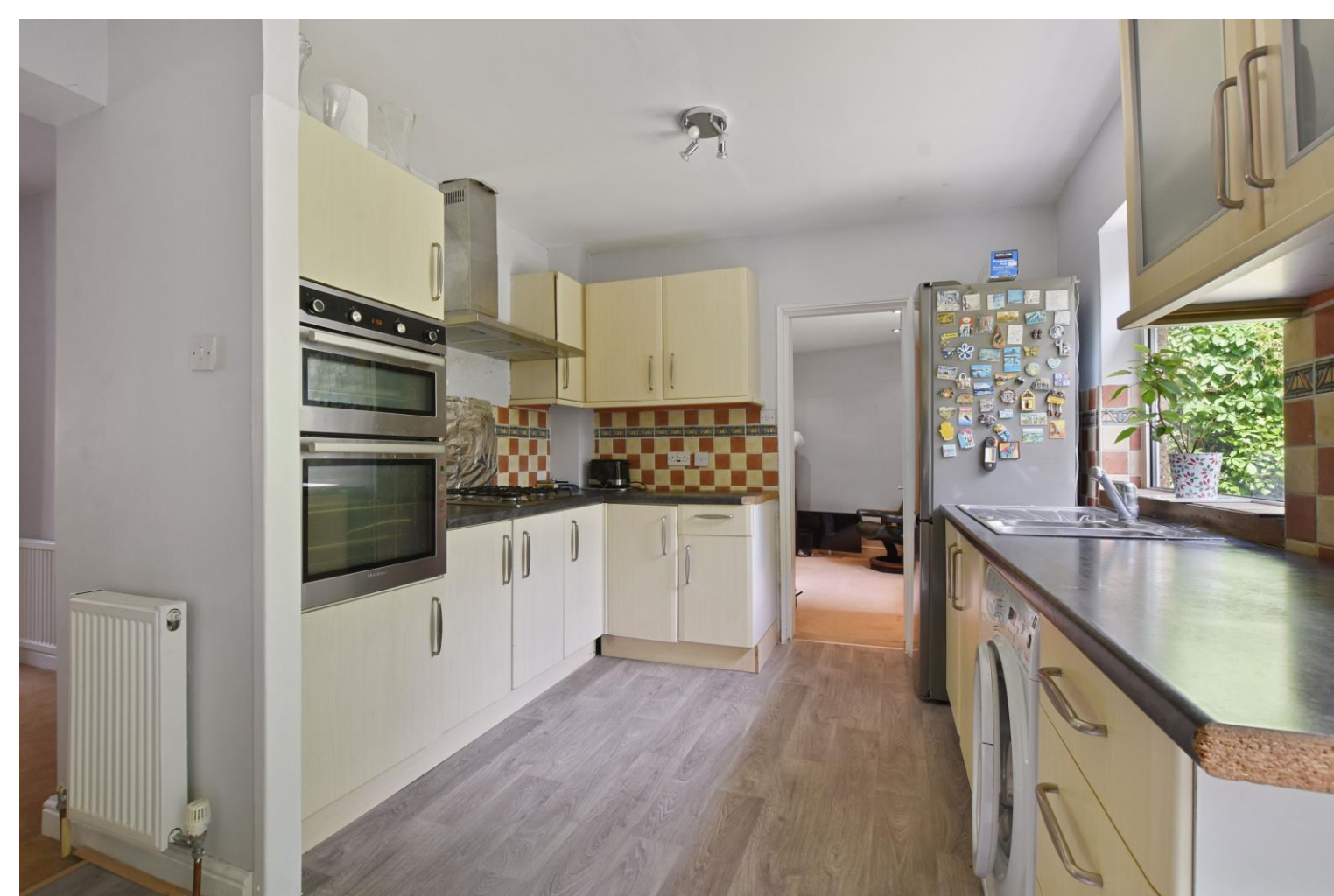
Brian Cox Estate Agents are proud to offer this unique four/five-bedroom end of terraced family home to the market! Subject to planning permission this property offers huge potential to extend and develop into multiple properties or you can just extend this property into a huge family home! The property offers a huge plot to the side which the current homeowners use as two downstairs bedrooms but it can easily be built on top of STPP. Making your way upstairs you have three good size bedrooms. The property also comes with a good size rear garden and an open plan lounge, diner and kitchen area.



Guide Price £675,000  
 Freehold

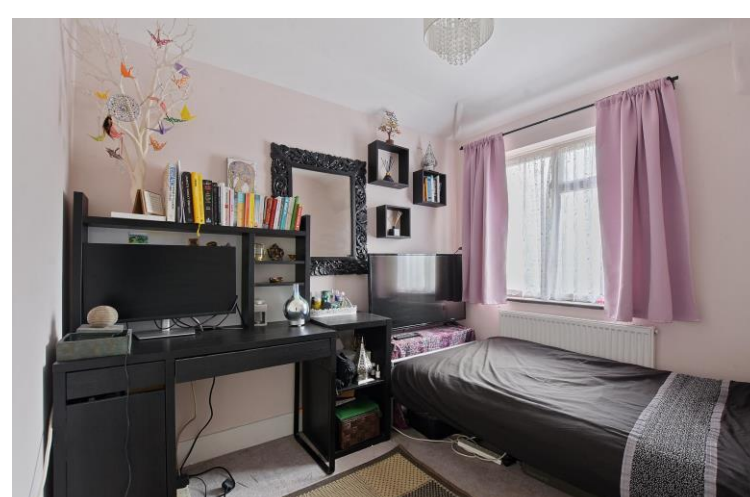
Stuart Avenue, Harrow HA2 9AU

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...

- Four/Five Bedroom End Of Terrace House
- Huge Plot
- Two Bathrooms
- Catchment Area for Fantastic Schools
- Potential To Extend Or Develop (STPP)
- Walking Distance To Raynes Lane High-Street & Station
- EPC Rating D & Council Tax Band D



## The Location...

### Nearest Stations ...

Rayners Lane (0.8 Miles)  
South Harrow (0.9 Miles)  
Northolt (1 Mile)

The property is conveniently located 0.9 miles to Rayners Lane Metropolitan/Piccadilly Line station and 0.8 miles to Northolt Park Mainline station. Close by are Rooks Heath College, Heathland School, Earlsmead Primary School and Newton Farm Nursery, Infant and Junior School.