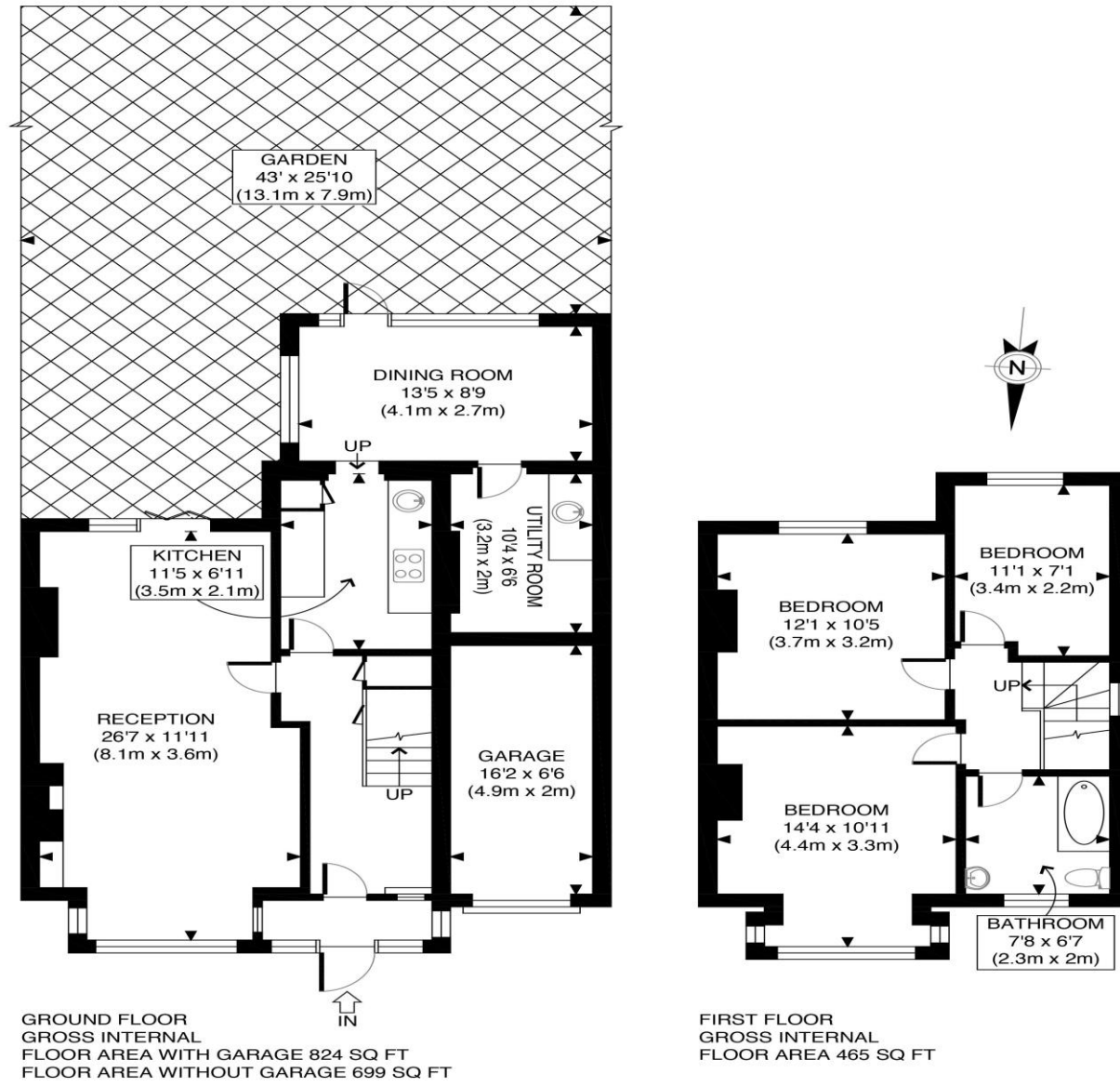


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1298 SQ FT / 120 SQM	Headstone Gdns
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1164 SQ FT / 108 SQM	date 09/07/24
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	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



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.



0203 866 6640  
 brian-cox.co.uk



Brian Cox Estate Agents are delighted to offer this beautifully presented three-bedroom semi-detached family home with a garage to the side to the market! The property offers a large open plan lounge/dining room which is flooded with natural light. The lounge then overlooks a newly turfed, generous size garden. The integrated kitchen backs on the spacious rear living space and dedicated utility room. Making your way upstairs you have three well-proportioned bedrooms and lastly a modern family bathroom. Externally there is off street parking at the front of the property for two cars and a garage to the side with the potential to extend.



**Guide Price £650,000**  
 Freehold  
 Headstone Gardens, Harrow HA2 6PH



## In Brief...

- Three Bedroom Semi-Detached
- Chain-Free Sale
- Recently Renovated
- Garage to the Side
- Rear Extension with Further Potential to Extend (STPP)
- Catchment Area of Nower Hill and Pinner Park Primary School
- Council Tax Band E & EPC Rating E



## The Location...

### Nearest Stations ...

- Harrow & Wealdstone (0.6 mi)
- North Harrow (0.7 mi)
- Headstone Lane (0.8 mi)

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. There are several outstanding OFSTED report schools all within walking distance away.