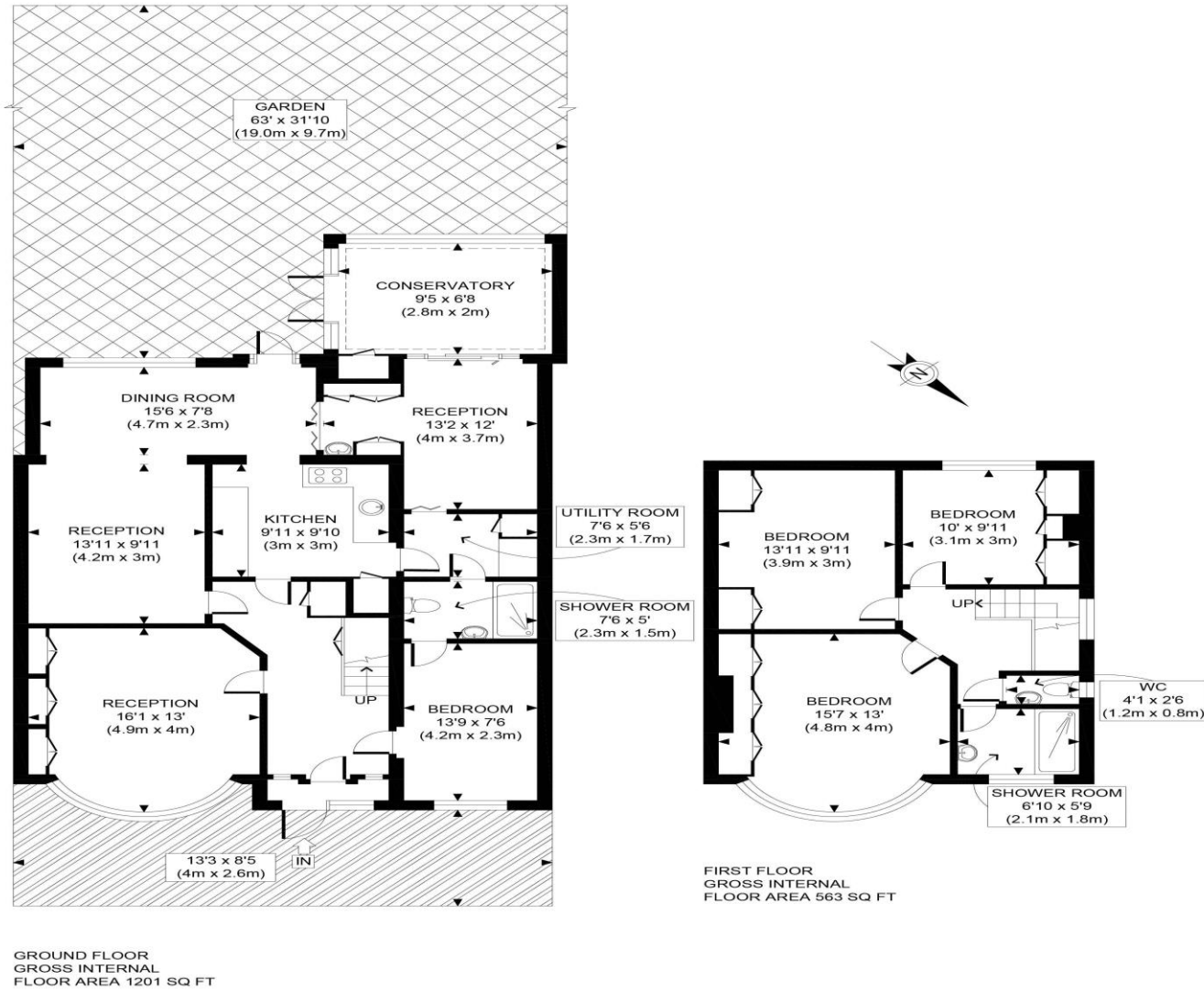


# The Floorplan...



0203 866 6640  
brian-cox.co.uk



<b>APPROX. GROSS INTERNAL FLOOR AREA 1764 SQ FT / 164 SQM</b>	Priority Way
<small>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</small>	date 10/09/24
	photoplan



Brian Cox are delighted to offer this well-presented four bedroom, two bathroom extended property to the market! This property comes with an attractive rear garden and off-street parking to the front of the property which includes a POD-POINT EV charging port. This family home is situated in a great location close to a choice of local high streets, schools and transport facilities. The ground floor comprises an entrance porch and hallway with stairs to the first floor. There is a front aspect lounge with fitted display units, a separate sitting room that flows through to a light-filled dining room, and a well-equipped kitchen with an adjoining utility room. A generous snug / study sits off the dining room, with doors to separate the two areas if preferred. In addition, there is a good-sized conservatory with double doors opening out to the garden, a double bedroom and a shower room & WC that can be accessed via the bedroom and utility room. To the first floor there are three double bedrooms that all benefit from fitted wardrobes, a luxury shower room and a WC. Externally, this family home boasts a well-maintained rear garden that is laid to lawn with a patio area. Further benefits a Tempest hot water pressurised cylinder, a compact water softener system, filtered drinking water supply system and further potential to extend (STPP)



## More Details From...

**Call:** Brian Cox North Harrow: 020 3866 6640  
**Email:** Azi.Rahman@brian-cox.co.uk  
**Web:** www.brian-cox.co.uk



Offers in Excess of  
£800,000

Priory Way, Harrow HA2 6DH

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 Bedroom Semi Detached House
- Further Scope to Extend (STPP)
- Kitchen & Utility Room
- Bright Conservatory
- Well-Presented Rear Garden
- Walking Distance Away From Popular Primary Schools & Secondary Schools With Outstanding Ofsted Rating
- Ground Floor Bedroom with En-Suite Shower Room
- Off-Street Parking For Two/Three Cars With Bright Electric Charging Point



### The Location...

#### Nearest Stations ...

- North Harrow (0.3 miles)
- Headstone lane station (0.5 miles)
- Rayners Lane (1.2 miles)



Situated off Headstone Lane, Priory Way is just a short distance from Pinner, Hatch End and North Harrow's amenities. For commuters, there are excellent transport links nearby, including the Metropolitan Line at both North Harrow and Pinner Station, with the Overground available at Headstone Lane and Hatch End stations. There are also a number of local bus routes in the area. The area is well served by primary and secondary schooling, with Pinner Park Primary and Nower Hill Secondary school close by. There are also plenty of children's playgrounds within the area, as well as recreational facilities.

