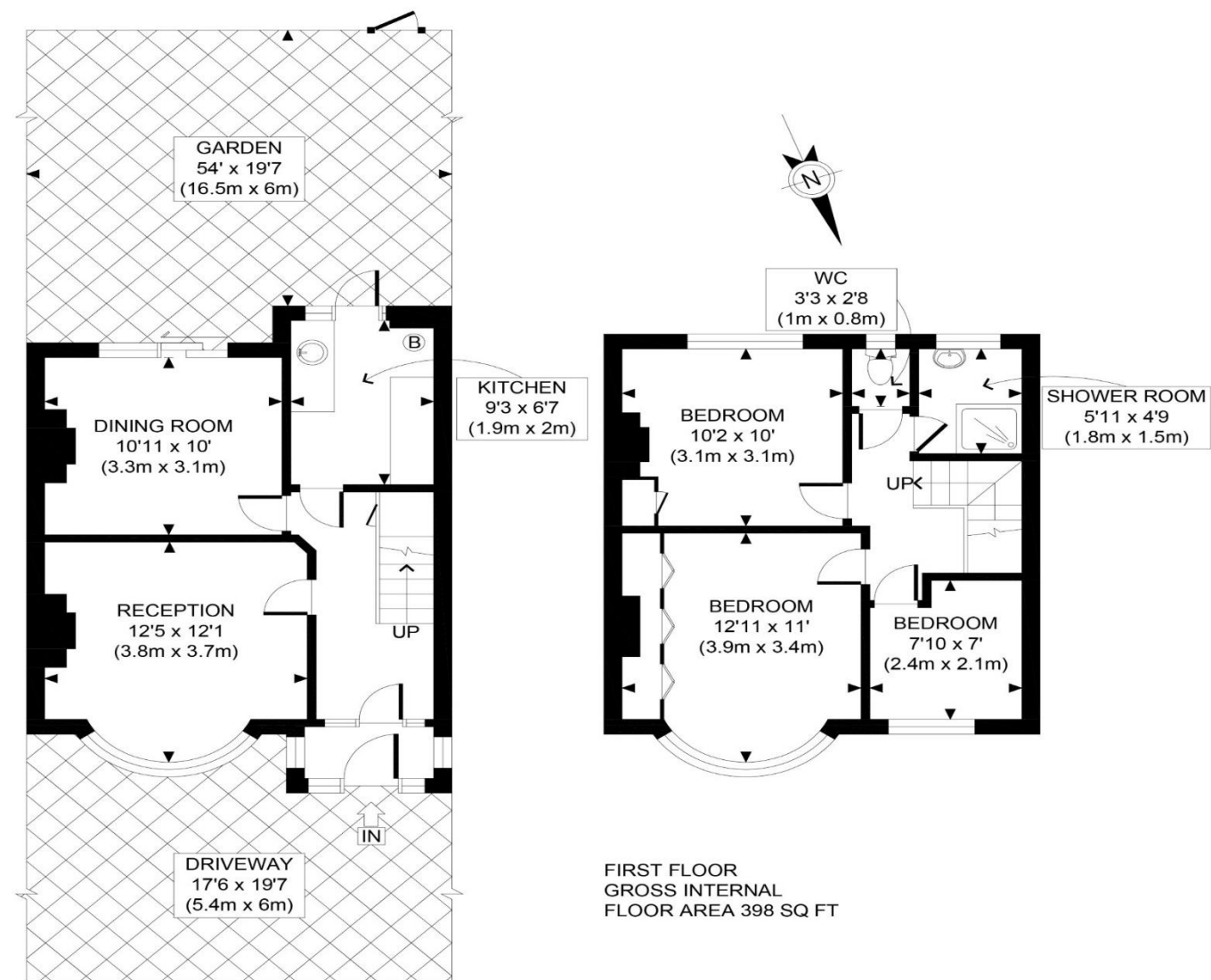


# The Floorplan...



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 412 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 810 SQ FT / 75 SQM</b>	Blenheim 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 21/11/24
	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



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 & Company are delighted to offer this three bedroom terraced house to the market! The property is situated in one of North Harrow's sought after roads which has the benefit of shops, Vaughan school and Metropolitan line train station all being in close proximity. Accommodations: porch, entrance hallway, spacious lounge with a separate dining room & kitchen. Making your way outside you have a lovely south facing garden. Upstairs you have three really good size bedrooms and a good size family bathroom. Further benefits include gas central heating, double glazing and off street parking to the front of the property.



Guide Price £525,000  
Freehold

Blenheim Road, Harrow HA2 7AQ





## In Brief...

- Three Bedroom House
- Chain Free Sale
- Off Street Parking
- In Need Of Modernisation
- Potential To Extend (STPP)
- EPC Rating D & Council Tax Band D



## 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.