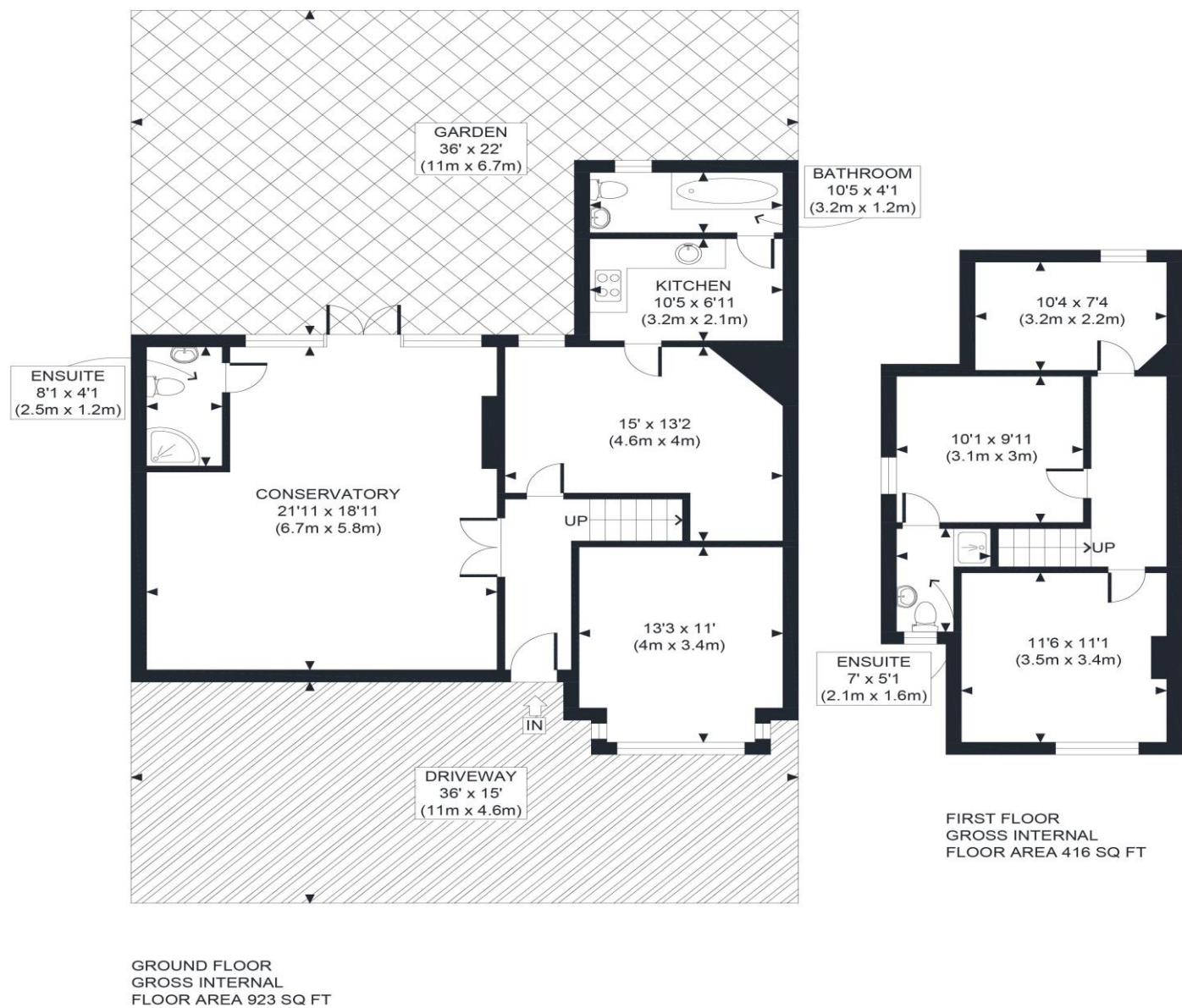


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA 1339 SQ FT / 124 SQM	ICOLMER PLACE
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 13/12/24 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, Three Bathroom Semi Detached House to the market! This property is nestled on a tranquil tree-lined residential road. Situated on Colmer Place, which is walking distance from both great schools and transport links. As you approach, you'll be greeted by driveway for three/four cars. On the ground floor you have two generous size reception rooms, and a huge conservatory to the side which provides you with ample living space. You also have a fitted kitchen and two bathrooms which completes the ground floor. This property boasts a larger than average well maintained garden. Making your way upstairs, you'll find three generously sized bedrooms and a family bathroom. The property is being sold with no chain, making it an ideal choice for a smooth transaction.



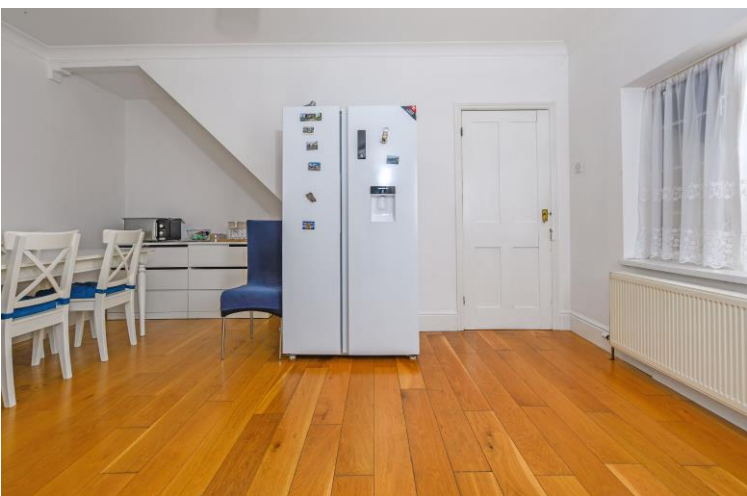
Guide Price £699,950
Freehold

HA3 6JW



In Brief...

- Three Bedroom Semi Detached House
- Off Street Parking
- Three Bathrooms
- Chain Free Sale
- HUGE Potential To Extend
- Very Large Conservatory
- EPC Rating D & Council Tax Band D



The Location...

Nearest Stations ...

Headstone Lane (0.6 miles)
Harrow & Wealdstone (0.9 miles)
North Harrow (1.1 miles)

Colmer Place is located nearby to a fine selection of schools and local tube station from Headstone Lane underground station with links in to Central London and the A4008, A410 and A404 are also easily accessible.

The area benefits from frequent bus services towards the more commercialised Harrow, to Hatch End, to Pinner and Stanmore. Headstone Lane railway station has three trains per hour in both directions. The stations are on the line between Watford Junction and London Euston.