## The Floorplan...



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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.





Brian Cox & Company is delighted to offer this beautifully modernised 4-bedroom family home to the market! This property is in excellent condition throughout and offers spacious living across two floors. The property benefits from a double-storey extension and a garage to the side, providing ample space for a growing family. The ground floor features two generous reception rooms, a wellappointed kitchen, and a separate utility room, making it perfect for both entertaining and everyday living. There is also a convenient downstairs WC. Upstairs, you'll find four good-sized bedrooms, along with a family bathroom and an additional shower room. The property is set within a long garden, ideal for outdoor activities, and there is offstreet parking to the front for added convenience. This home is a must-see, offering a fantastic combination of space, modern living, and practicality.

# Offers in Excess of £775,000

#### 0203 866 6640 brian-cox.co.uk



Canterbury Road, Harrow HA1 4PA





### In Brief...

- Four Bedroom House
- Larger Than Average Family Home
- Located On A Quiet Residential Road
- **Off Street Parking**
- Garage
- Two Bathrooms
- EPC Rating C & Council Tax Band D









# The Location...

#### Nearest Stations ...

North Harrow (0.3 miles) Headstone (0.8 miles) West Harrow (0.6 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 and independent specialist shops. There are several schools outstanding OFSTED report schools near by.



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