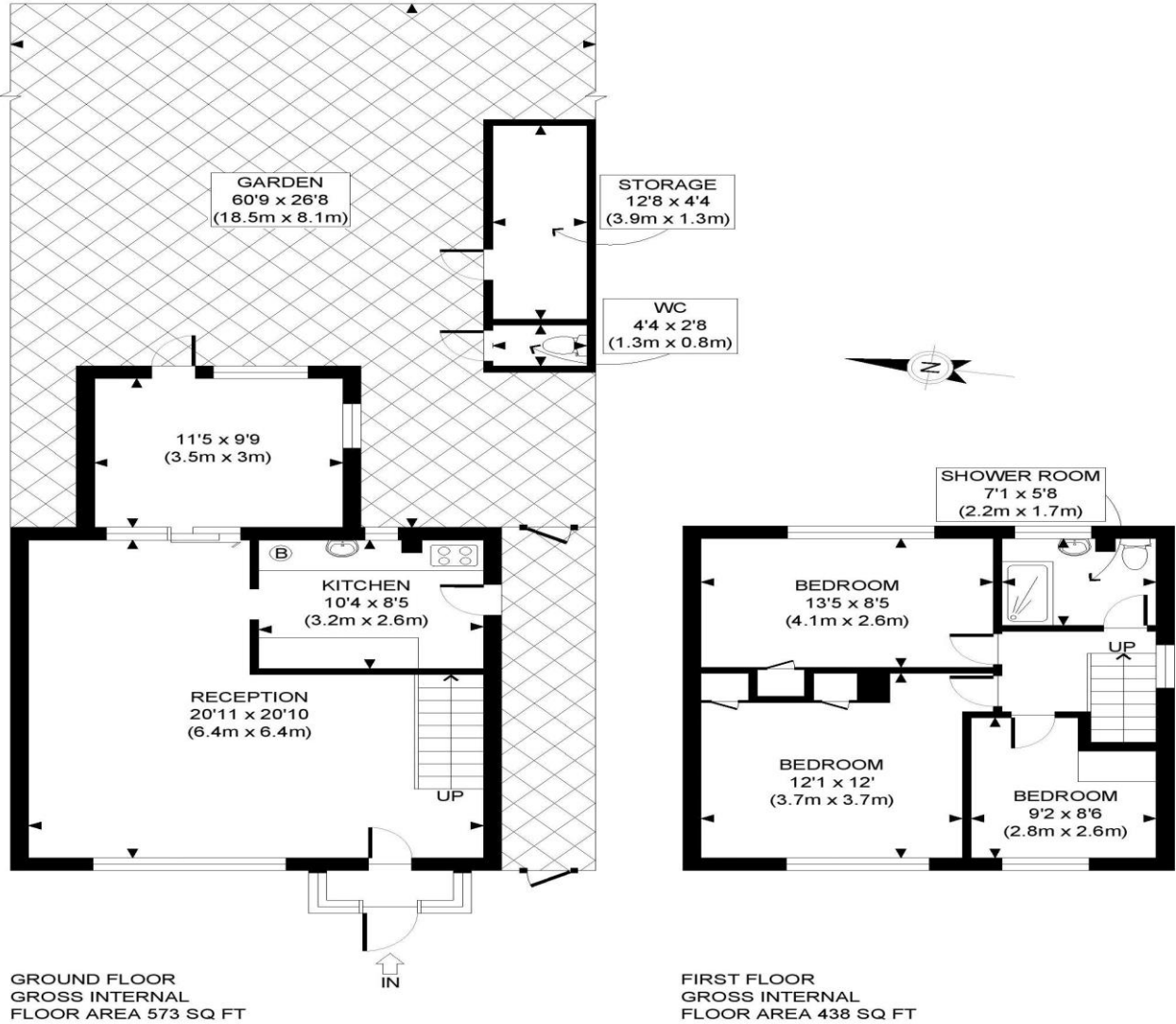


# The Floorplan...



**PROPERTY PHOTO PLANS**.CO.UK  
ONE STOP SHOP FOR PROPERTY MARKETING

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

## 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 is delighted to offer this charming BISF three-bedroom semi-detached house to the market! Set on a quiet residential street, this well-maintained home offers a perfect blend of comfort and practicality for modern family living. Upon arrival, you're greeted by a gate which leads onto a paved front garden, when then leads onto a welcoming porch – a delightful feature that adds character to the property. Step inside, and you'll find an open-plan lounge/diner, creating a bright and airy living space, ideal for both family gatherings and entertaining guests. The separate kitchen is fitted with contemporary cabinets, offering plenty of storage and a functional layout for cooking and meal preparation. The property has been extended to the rear, giving you additional living space that can be adapted to suit your needs – whether it's a cozy sitting area, playroom, or home office. Upstairs, the property features three well-proportioned bedrooms, all presented in excellent condition, as well as a family bathroom that is tastefully designed and maintained. Outside, the larger-than-average garden offers plenty of potential for outdoor entertaining, gardening, or simply enjoying the fresh air in a peaceful, private setting.



Offers in Excess of  
£450,000

Hutton Gardens, Harrow HA3 6RA





## In Brief...

- Three Bedroom House
- Extended To The Rear
- Very Good Condition Throughout
- Lovely Larger Than Average Garden
- Welcoming Porch
- EPC Rating D & Council Tax Band C



## The Location...

### Nearest Stations ...

Headstone Lane Station - 0.5 miles  
Hatch End Station 0.9 miles  
Harrow & Wealdstone Station 1.2 miles



Harrow Weald is an area in North West London, England. It includes a suburban development and forms part of the London Borough of Harrow. Harrow Weald is near Bushey Heath, Stanmore, Wealdstone, Headstone and Hatch End. It is in the HA postcode area. The south of the area is a suburban development with houses, schools, small shops and supermarkets

