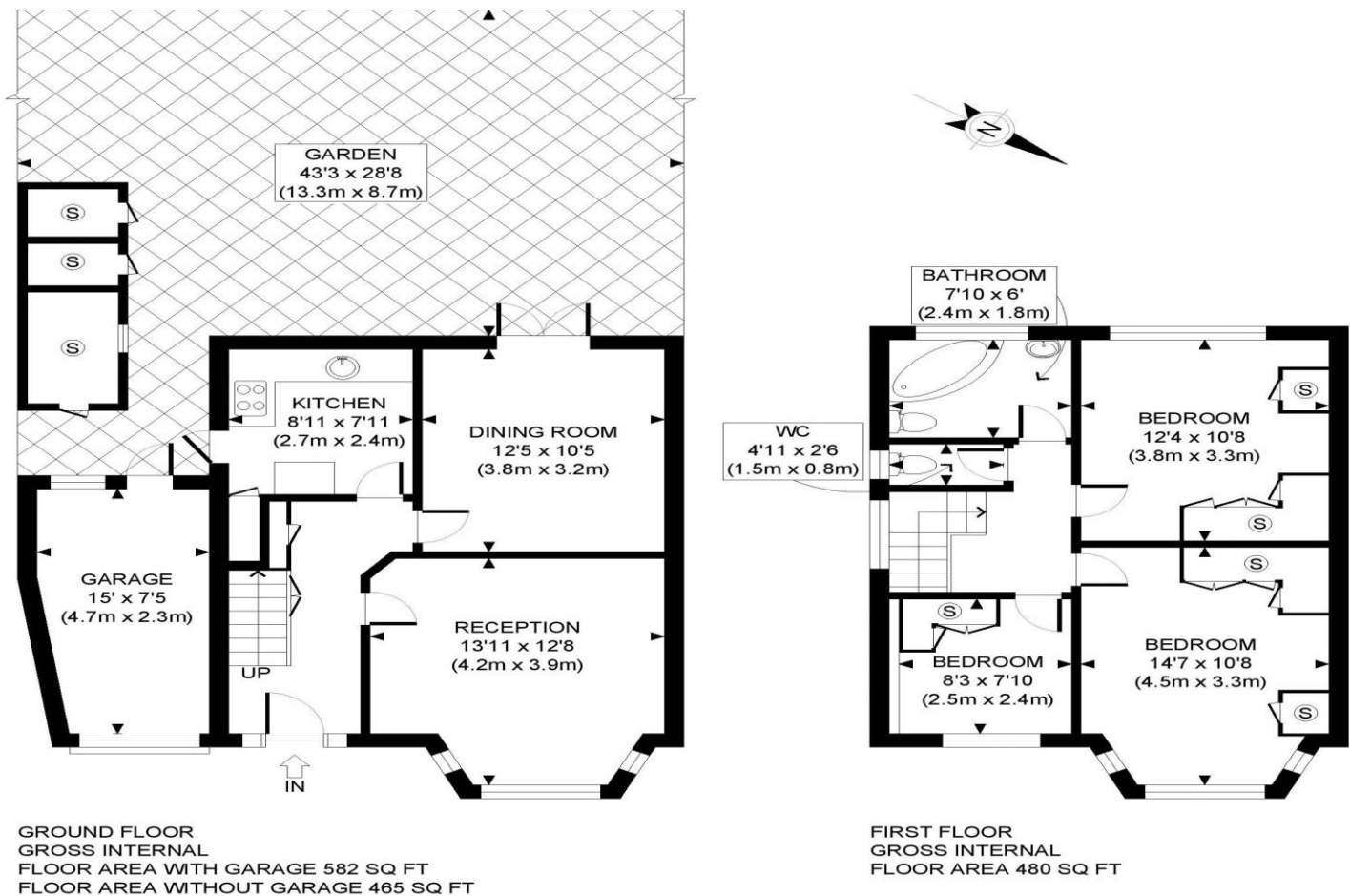


The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1062 SQ FT/ 99 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 945 SQ FT/ 88 SQM

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 are delighted to offer this charming three bedroom semi detached house with a garage to the side to the market! This property is situated on the desirable Alfriston Avenue, and is presented in excellent condition throughout, offering a perfect blend of space, comfort, and future potential. The property features a garage to the side, providing convenient storage or parking options. Inside, the home boasts a welcoming separate living room and dining room, ideal for both relaxation and entertaining. The well-equipped fitted kitchen is in great condition, offering ample storage and preparation space. To the rear, the good-sized garden presents the opportunity to extend, subject to planning permission, providing exciting potential for future enhancements. Upstairs, you'll find three generously sized bedrooms, each offering a peaceful retreat for family members or guests. The family bathroom is thoughtfully designed, featuring both a separate bathtub and shower – providing versatile options for your convenience. Additional highlights include off-street parking to the front of the property and the potential to extend into the loft, offering further living space for growing families. This property is ideal for those looking for a home in move-in-ready condition with room for future growth, in a highly sought-after location.



Guide Price £675,000
Freehold

Alfriston Avenue, Harrow HA2 7DZ



In Brief...

- Three-bedroom semi-detached house
- Excellent condition throughout
- Garage to the side of the property
- Fitted kitchen
- Good-sized garden with potential to extend (subject to planning permission)
- Off-street parking to the front
- Loft extension potential (subject to planning permission)
- EPC Rating D & Council Tax Band E



The Location...

Nearest Stations ...

Rayners Lane (0.2 miles)
North Harrow (0.6 miles)
West Harrow (0.7 miles)

Are all easily accessible from this location. Harrow Garden Village is a suburban area in North West London, situated to the north-west of central Harrow, within the London Borough of Harrow. Rayners Lane Underground station, located in North West London, serves the Metropolitan and Piccadilly lines, connecting commuters to Harrow-on-the-Hill (southbound) and Pinner (northbound). The area offers a range of local amenities, including a post office, Tesco Express, various restaurants, takeaways, cafés, and independent shops. Additionally, there are several schools and churches nearby.