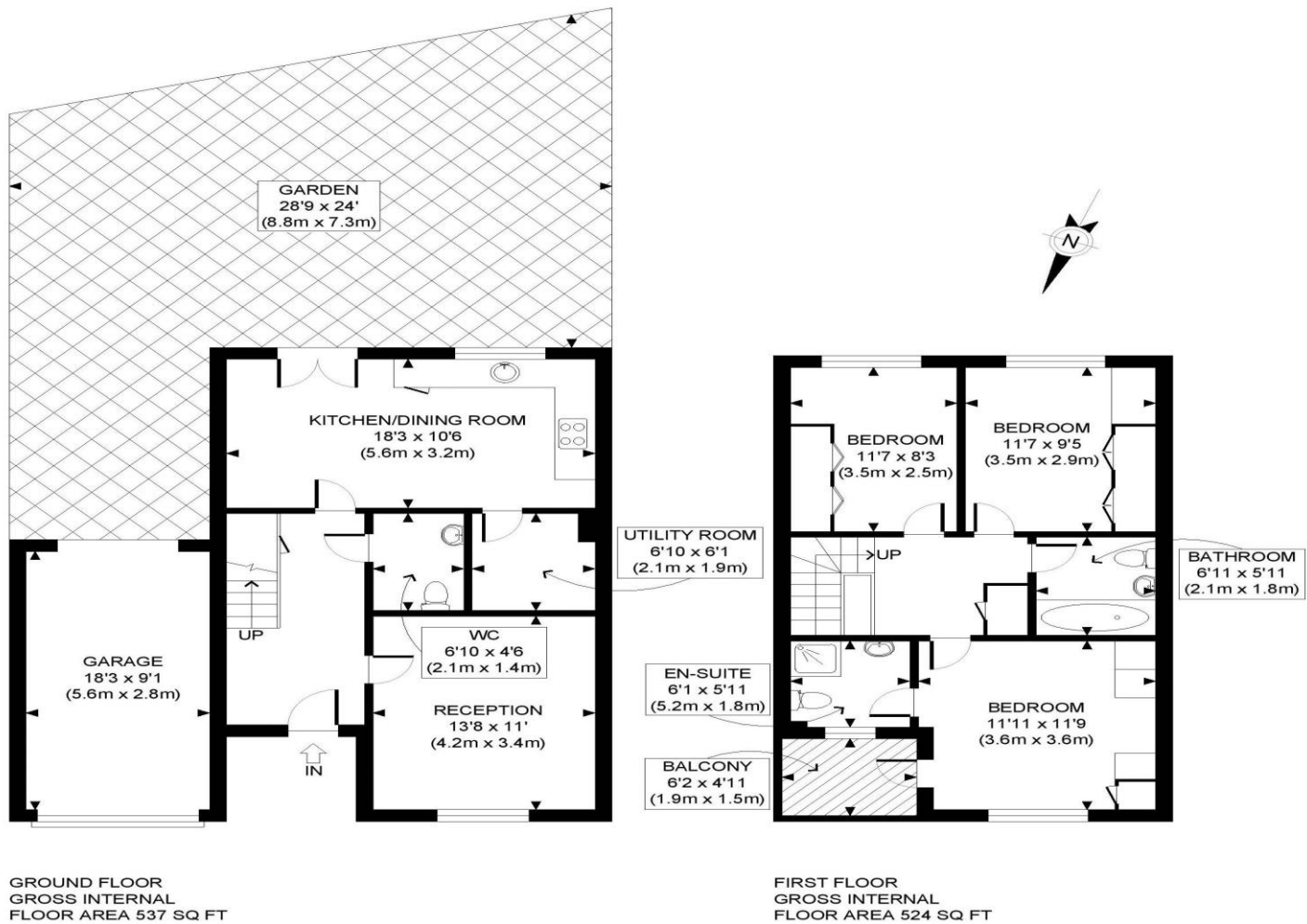


# The Floorplan...



**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 are delighted to offer this stunning THREE BEDROOM HOUSE which is situated in a private and exclusive development to the market! This family home offers a generous living space and high-quality finishes throughout. Conveniently located with easy access to North Harrow and Central Harrow, this home is perfect for those seeking both comfort and convenience. Upon entering, you are greeted by a spacious front reception room to the right, ideal for relaxing or entertaining guests. The ground floor also boasts a convenient downstairs WC and an open-plan kitchen and dining area, creating a modern and sociable environment. The kitchen is complemented by a well-sized utility room, offering additional storage and functionality. To the rear of the property, the well-maintained garden provides a peaceful outdoor space for both relaxation and play. Upstairs, you will find three generously sized bedrooms, each featuring fitted wardrobes, offering ample storage space. The family bathroom is larger than average, providing a luxurious setting for the entire family. The master bedroom is a true highlight, benefiting from an en-suite bathroom and a private balcony, perfect for unwinding. Externally, the property benefits from two garages to the side, providing valuable off-street parking or additional storage. This home has been meticulously maintained and finished to a high standard throughout, ensuring it will not disappoint. Perfect for growing families or those seeking a stylish and well-located home.



Offers in the Region Of  
£695,550

Duffy Avenue, Harrow HA2 6FA





## In Brief...

- Three Bedroom Semi Detached House
- Garage for Two Cars To The Side & Parking To The Front
- Private & New Development With A 5+ Year Warranty
- Exquisite Design with High Quality Finishes
- One Family Bathroom & One En-Suite
- Downstairs W/C
- Communal Garden
- Council Tax Band E & EPC Rating B



## The Location...

### Nearest Stations ...

Headstone Lane Station 0.4 miles  
Harrow & Wealdstone Station 0.8 miles  
North Harrow Station 1.0 miles

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). You also have the Harrow Town Centre which is not too far from the property. The town centre is served well by local amenities including a shopping centre, post office, Tesco Express, a selection of restaurants, take-aways and independent specialist shops. There are also several schools in the area and churches.



020 3866 6640

[brian-cox.co.uk](http://brian-cox.co.uk)