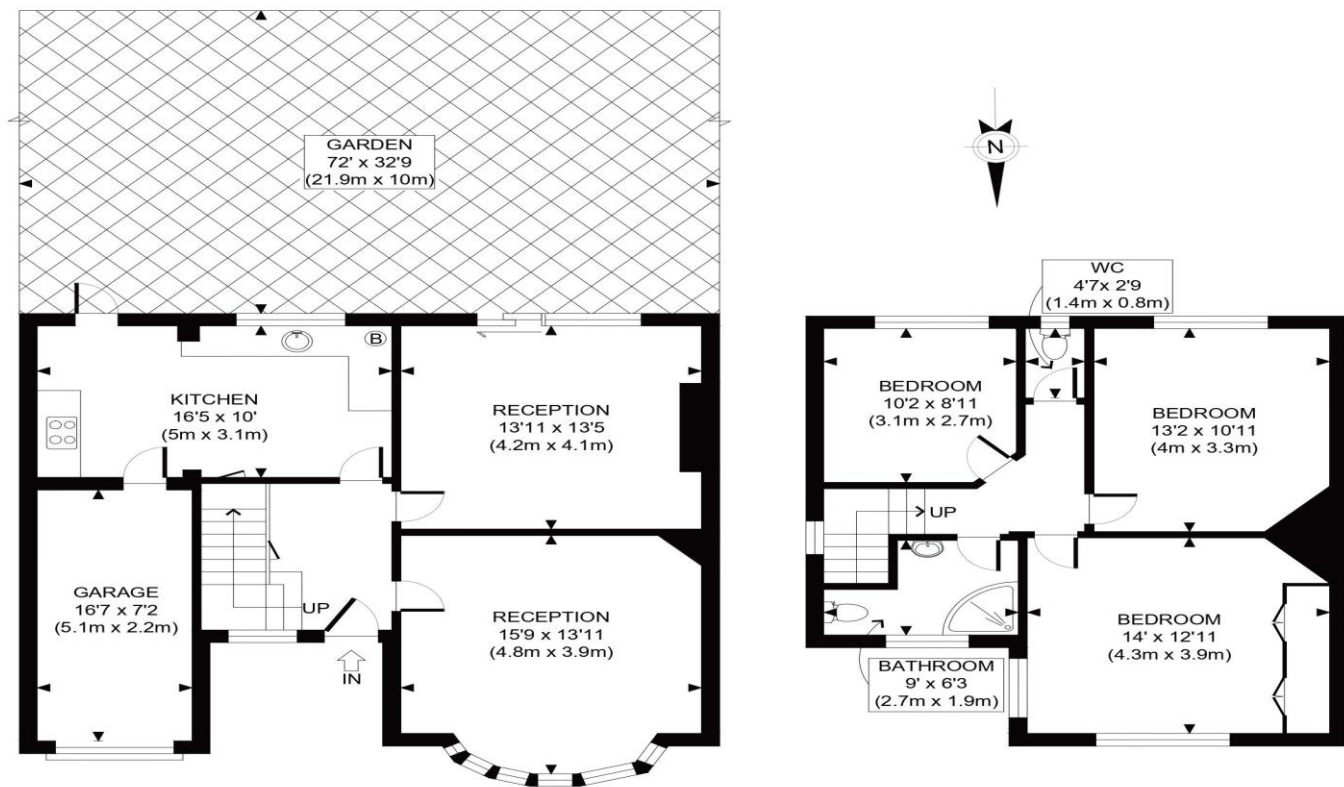


The Floorplan...



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH GARAGE 785 SQ FT
FLOOR AREA WITHOUT GARAGE 656 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 565 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1350 SQ FT/ 125 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1221 SQ FT/ 113 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 beautifully presented 1930s semi-detached home with a garage to the side to the market. This property comes with off-street parking, and a stunning south-facing garden Offering a spacious and well-planned layout, the home boasts generous living spaces, a stylish interior, and well-proportioned bedrooms—ideal for growing families or those seeking a comfortable, character-filled home. To the front, the property features off-street parking for 3–4 cars and a garage to the side, providing excellent convenience and storage. One of the standout features of this property is the beautifully rear garden, which enjoys a favoured southerly aspect. The property also benefits from having an extended kitchen and original floor in the hallway and both reception rooms



Guide Price £775,000
Freehold

Elm Grove, Harrow HA2 7JE



In Brief...

- Three Bedroom Semi Detached
- Off Street Parking For 3/4 Cars
- Chain Free Sale
- Harrow Garden Village
- Garage
- 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



Harrow Garden Village is a residential suburb in North West London, located to the northwest of central Harrow within the London Borough of Harrow. The area is well-connected, with Rayners Lane Underground Station just a short walk away, offering services on both the Metropolitan and Piccadilly lines—providing easy access to Harrow-on-the-Hill, Pinner, and central London. The neighbourhood benefits from a wide range of local amenities, including a Tesco Express, post office, independent shops, cafés, takeaways, and restaurants. It is also home to several schools and churches, making it a well-rounded and convenient location for families and professionals alike.

