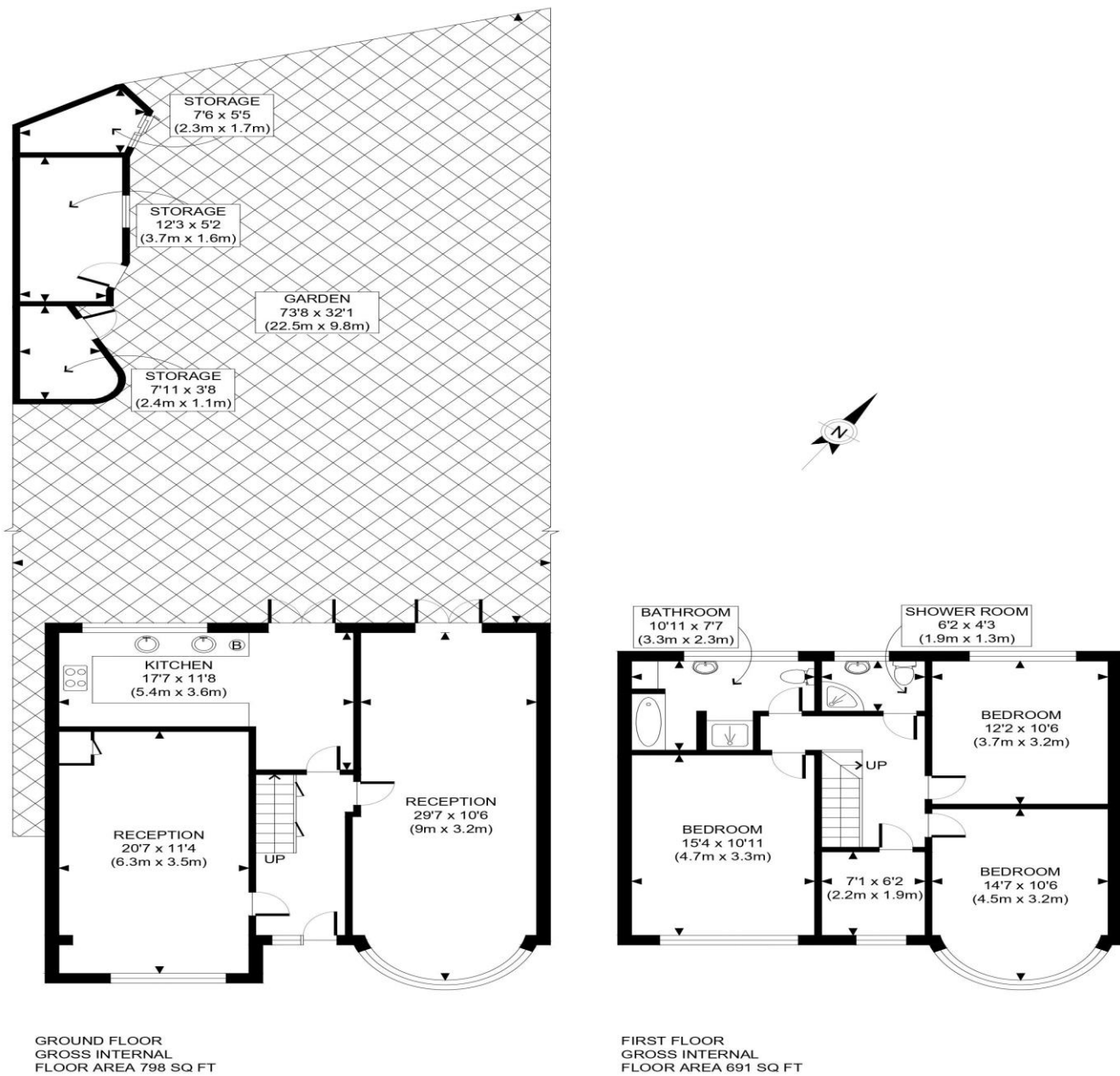


The Floorplan...



PROPERTY PHOTO PLANS
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 pleased to present this substantial five-bedroom end-of-terrace home, ideally situated on a popular residential road in Rayners Lane. Offering generous proportions throughout, this spacious property presents an excellent opportunity for families seeking room to grow or investors looking for a home with strong potential for value enhancement. Arranged over two floors and measuring approximately 1,489 sq ft, the property includes five well-sized bedrooms. On the ground floor, a flexible room to the front can serve as a fifth bedroom or an additional reception room, depending on your needs. There is also a large bay-fronted lounge, a bright rear reception room with access to the garden, and a separate dining or family area adjacent to the kitchen. The kitchen itself is functional and leads directly out to the rear garden, with plenty of scope for modernisation. The first floor comprises four further bedrooms, a family bathroom, and a separate shower room, offering plenty of space and convenience for larger households. Outside, the property boasts a generous rear garden with several outbuildings and storage spaces, providing great potential for landscaping or future development, subject to planning permission. The front driveway allows off-street parking for two vehicles. Although the property would benefit from modern updates, it remains in a comfortable and liveable condition, providing a fantastic canvas for personalisation. With a versatile layout and substantial footprint, this home suits both family living and investment purposes. Positioned within easy reach of local amenities, highly regarded schools, and excellent transport links including South Harrow



£675,000

Malvern Avenue, Harrow HA2 9EZ



In Brief...

- Five Bedroom House
- Chain Free Sale
- Two Bathrooms
- Two Receptions
- Further Potential To Extend (STPP)
- EPC Rating D & Council Tax Band E



The Location...

Nearest Stations ...

Rayners Lane Station – Approximately 0.6 miles
 South Harrow Station – Approximately 0.8 miles.
 Northolt Park Station – Approximately 1.2 miles

Rayners Lane Underground Station is just 0.5 miles away, offering both the Metropolitan and Piccadilly lines for swift access into Central London. South Harrow Station, also nearby, provides further convenience via the Piccadilly Line. The surrounding area is known for its vibrant community, diverse local amenities, and good schools. Residents enjoy a variety of shops, cafes, and green spaces such as Roxbourne Park and Newton Farm Ecology Park, making it an ideal setting for families and commuters alike.

