The Floorplan...

EAVES STORAGE
17' x 9'2
(5.2m x 2.8m)

BEDROOM
10'6 x 6'11
(3.2m x 2.1m)

UP ⬅

BEDROOM
10'6 x 7'5
(3.2m x 2.3m)

EAVES STORAGE
17' x 9'7
(5.2m x 2.9m)

SECOND FLOOR
GROSS INTERNAL
FLOOR AREA WITH EAVES STORAGE 434 SQ FT
FLOOR AREA WITHOUT EAVES STORAGE 193 SQ FT

GARDEN
70' x 27'10
(21.3m x 8.5m)

KITCHEN
9'2 x 6'6
(2.8m x 2m)

RECEPTION
12'7 x 11'11
(3.8m x 3.6m)

RECEPTION
15'1 x 12'9
(4.6m x 3.9m)

GARAGE
15'5 x 7'1
(4.7m x 2.2m)

UP

IN

BEDROOM
12'7 x 10'8
(3.8m x 3.3m)

BATHROOM
7'10 x 6'1
(2.4m x 1.9m)

WC
4'10 x 2'8
(1.5m x 0.8m)

UP

BEDROOM
15'2 x 11'7
(4.6m x 3.5m)

BEDROOM
9'5 x 6'11
(2.9m x 2.1m)

GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 487 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 501 SQ FT
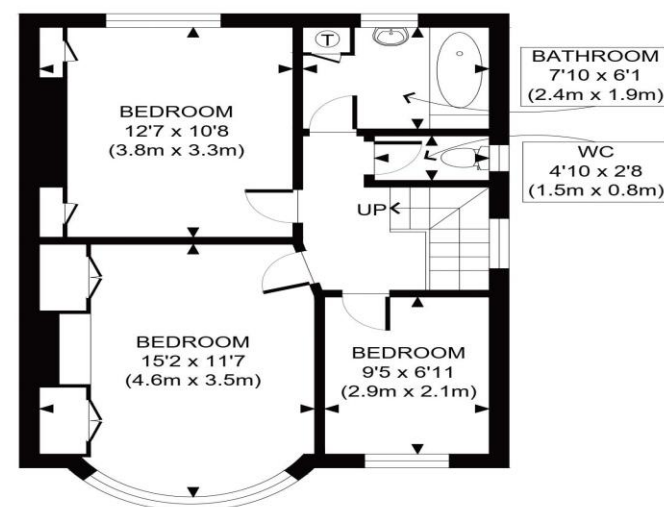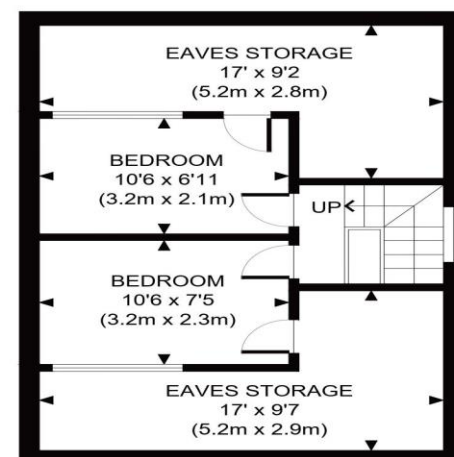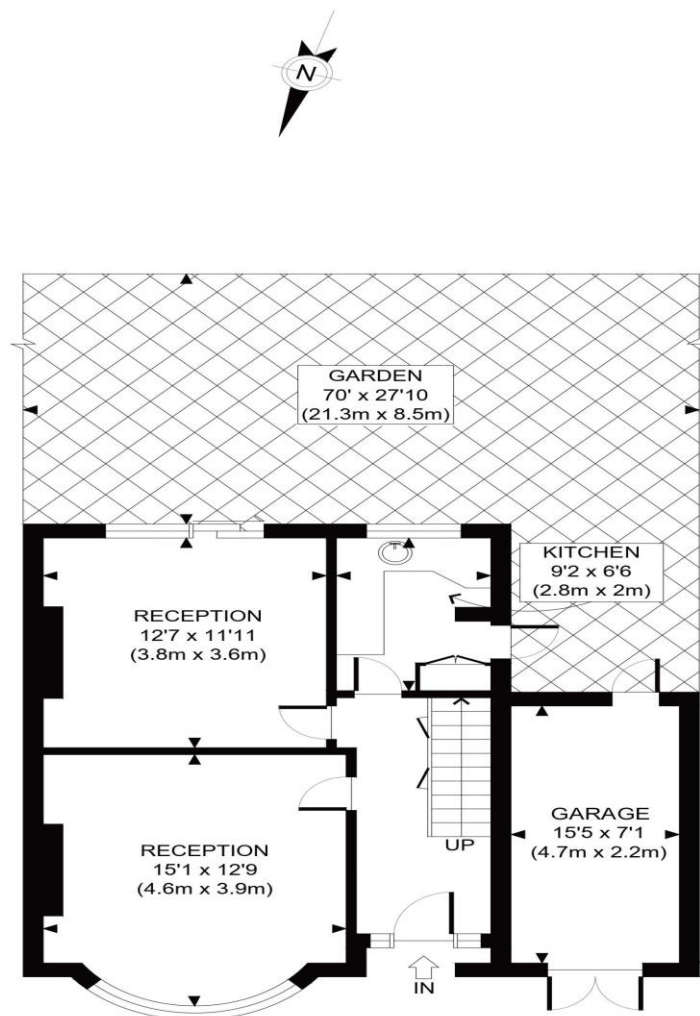
APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE /EAVES STORAGE: 1531 SQ FT/ 142 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE /EAVES STORAGE: 1181 SQ FT/ 110 SQM

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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

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BRIAN COX
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0203 866 6640
brian-cox.co.uk

Brian Cox & Company are delighted to the market this chain free, five-bedroom semi-detached house to the market! This property presents a fantastic opportunity for those looking to create their ideal family home as it offers plenty of scope to extend and improve (subject to planning permission), making it an exciting project for investors and homeowners alike. The ground floor comprises two separate reception rooms and a kitchen, leading out to a generously sized garden. To the side, there is a garage which could be incorporated into the main house or developed further, offering great potential for expansion. Off-street parking for two cars adds further convenience. Upstairs, you'll find a family bathroom and three well-proportioned bedrooms, with the loft already converted to include two additional bedrooms, ideal for growing families or home office use. Located in a highly sought-after area, the property is just moments from North Harrow Tube Station, excellent local schools, a range of shops, and bus links, making it perfectly positioned for both families and commuters. This is a rare opportunity to acquire a property with great potential in a prime location – early viewing is highly recommended.

£625,000

Hawthorn Drive, Harrow HA2 7NU

In Brief…

- Five Bedroom Semi Detached House
- Chain Free Sale
- Potential To Extend (STPP)
- Off Street Parking
- Catchment Area Of Great Schools
- EPC Rating E & Council Tax Band E

The Location…

Nearest Stations …

North Harrow – 0.3 miles West Harrow – 0.5 miles Rayners Lane – 0.5 miles North Harrow is a residential suburb in North West London, located just northwest of central Harrow within the London Borough of Harrow. The area is well-connected via North Harrow Underground Station, which sits on the Metropolitan Line, between Harrow-on-the-Hill (southbound) and Pinner (northbound). The neighbourhood benefits from a variety of local amenities, including a Tesco Express, post office, numerous restaurants, takeaways, and independent shops. There are also several schools, places of worship, and other community facilities, making it a well-rounded and convenient place to live.

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