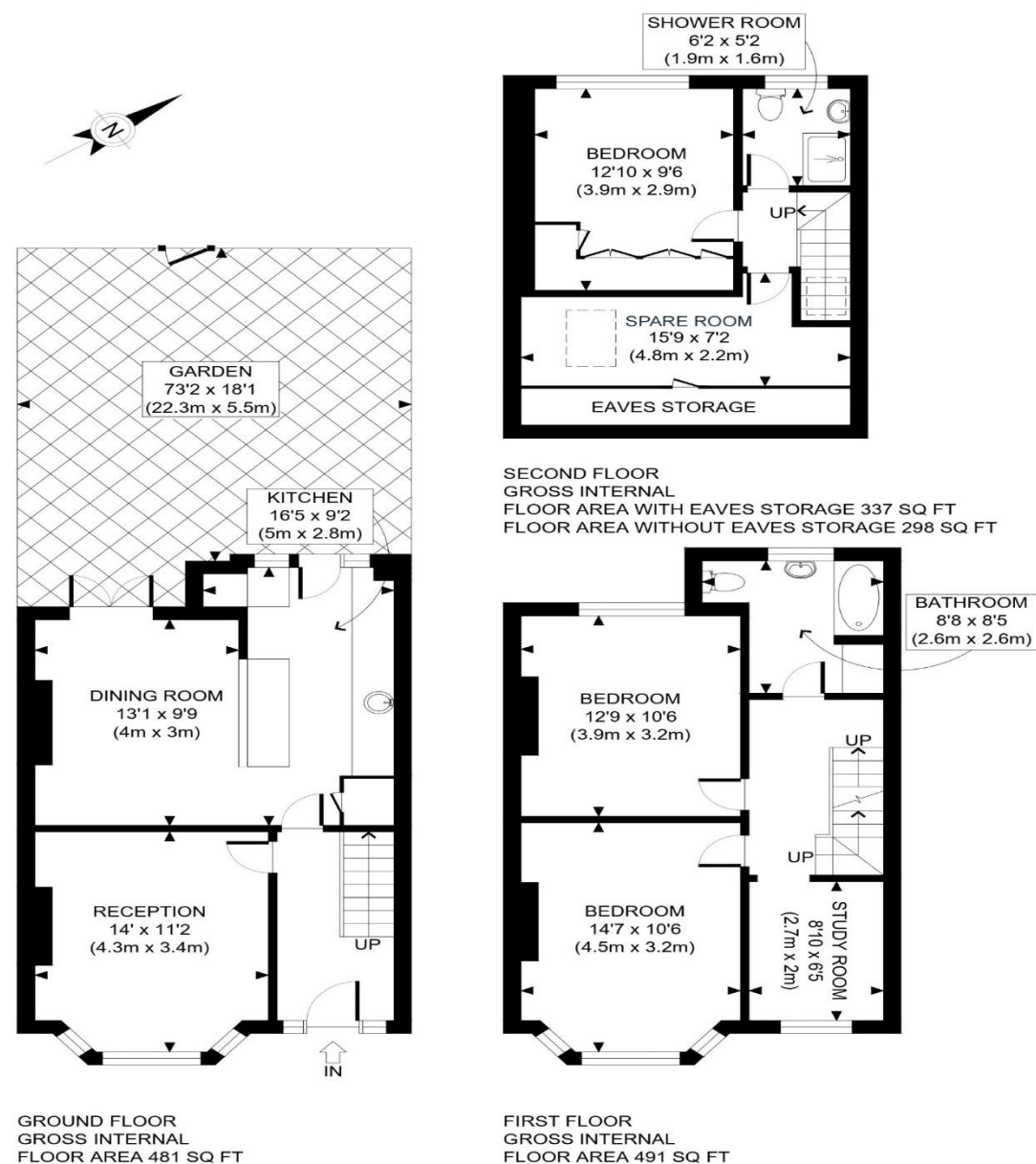


# The Floorplan...



**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 Estate Agents are delighted to offer this beautifully maintained four-bedroom terraced home on Cornwall Road to the market! This property offers you spacious and versatile living across three floors, making it an ideal purchase for a family seeking a move-in-ready property with further potential. Upon entering, you're welcomed by a bright hallway that leads to a generous front reception room, perfect for relaxing or entertaining. The rear of the property was re-modelled in 2010 to create a large, open-plan kitchen dining room, perfect for family living. The original French windows open onto a spacious patio and a secluded, mature garden with a secure gate onto an alleyway leading to Sussex Road—ideal for bikes or garden access. The kitchen is well-equipped and functional. On the first floor you will find two large double bedrooms and a third single bedroom, all served by a well-proportioned family bathroom. The top floor, converted as part of a loft extension in 2016, offers a bright principal bedroom with fitted wardrobes, a shower room, and separate storeroom or office space. Apart from the original front door and patio doors, the home benefits from double-glazed windows throughout, (installed in 2010), and has been repainted over the last couple of years, giving it a clean and fresh feel. The efficient central heating is controlled by a Hive thermostat with a modern combi boiler, installed last year and still under warranty. With potential to extend further to the rear (STPP), this property offers not only generous space as it stands but room for future growth. Ideally located for local schools, transport links, and amenities, this is a rare opportunity to secure a well-finished family home in a sought-after area.



Offers in the Region Of  
£699,950

Cornwall Road, Harrow HA1 4NE



## In Brief...

- Four-bedroom terraced house
- Two bathrooms
- Ideal for families seeking a spacious, move-in-ready home with future extension potential.
- Spacious front reception room and open-plan kitchen/diner (knocked through in 2010).
- Entire property repainted in 2023, offering a fresh and modern interior.
- Double-glazed windows throughout (except dining area and front door).
- Rear garden with alleyway access to Sussex Road.
- EPC Rating C & Council Tax Band D



## The Location...

### Nearest Stations:

West Harrow Metropolitan Line Station 0.3 miles  
 North Harrow Metropolitan Line Station 0.4 miles  
 Harrow-on-the-Hill Metropolitan Line & Chiltern Line Station 0.8 miles

Extensive local bus network. Conveniently situated for West Harrow, Central Harrow and North Harrow and respective shopping facilities.

You will be walking distance from a choice of primary and high schools rated Outstanding by Ofsted. Also, Harrow Recreation Ground and Headstone Manor Green Flag parks.

Harrow is a large suburban town in the London Borough of Harrow, northwest London, England. It is centred 10.5 miles (16.9 km) northwest of Charing Cross. Harrow is also home to a large University of Westminster campus and the prestigious Harrow School.