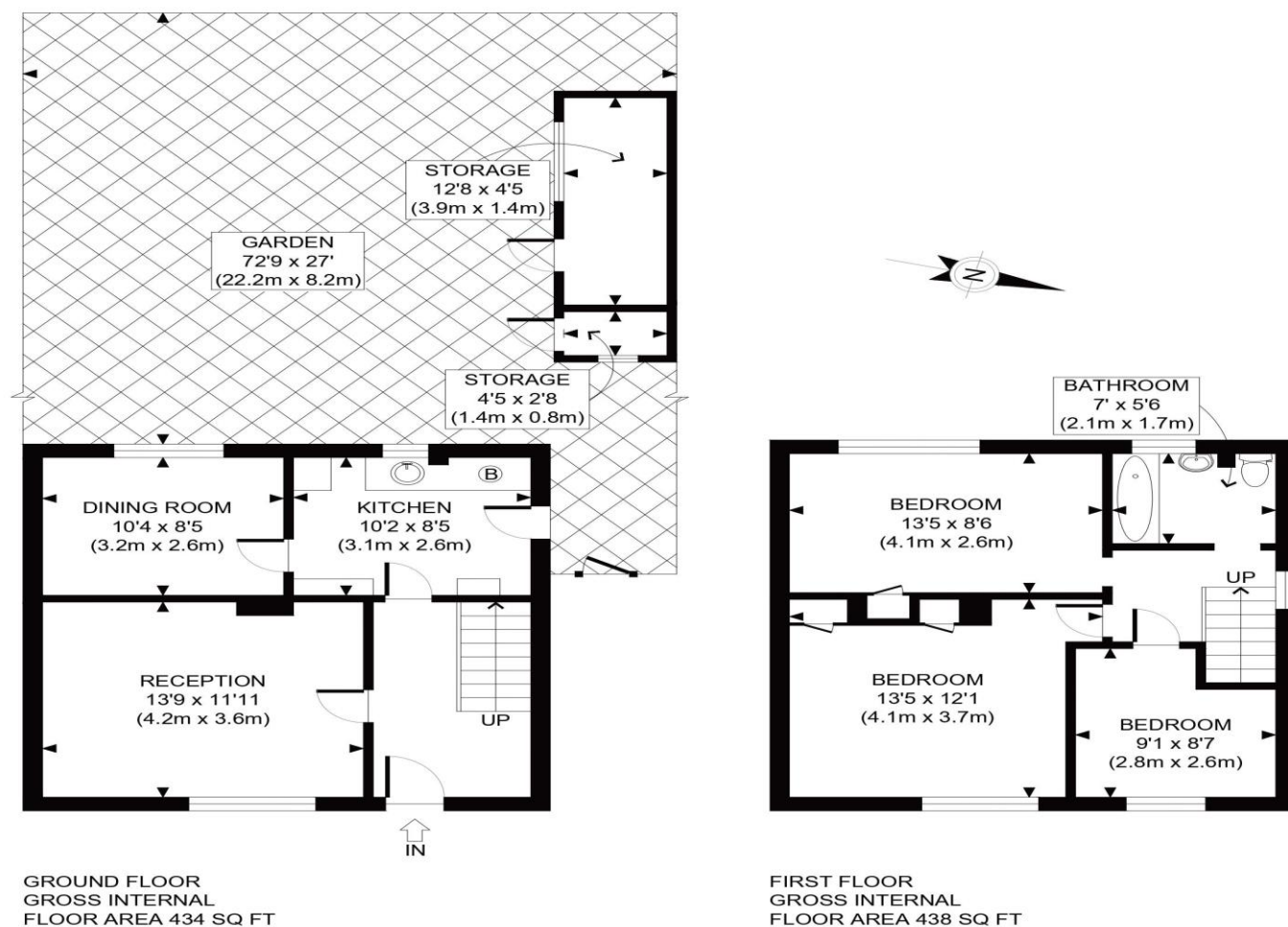


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH STORAGE: 942 SQ FT/ 88 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STORAGE: 872 SQ FT/ 81 SQM

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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...

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Brian Cox Estate Agents are delighted to offer to the market this well-presented three-bedroom BISF-type semi-detached home, ideally situated in the peaceful and sought-after residential area of Mepham Gardens. This beautifully modernised property boasts a bright and spacious layout throughout, offering comfortable family living across two floors. The home comprises three generously sized bedrooms, a contemporary family bathroom, and a stylishly updated kitchen and living space—perfect for modern lifestyles. Externally, the property benefits from a large, well-maintained rear garden ideal for entertaining or relaxing, as well as a charming front garden providing excellent kerb appeal. Located in the heart of Harrow Weald, the property enjoys close proximity to a wide variety of local shops, amenities, and schools. Harrow Weald Recreation Ground is just a short stroll away, offering open green spaces ideal for leisure and outdoor activities. For commuters, this home is exceptionally well connected, with easy access to both underground and national rail transport links, providing direct routes into Central London and beyond. An ideal purchase for families and first-time buyers alike—viewings are highly recommended.



Offers in Excess of  
£400,000

Mepham Gardens, Harrow HA3 6QS

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.





## In Brief...

- Three Bedroom Semi Detached House
- Modernised Throughout
- Large Front & Rear Garden
- Separate Lounge & Dining Room
- Good Location
- EPC Rating D & Council Tax Band C



## The Location...

### Nearest Stations ...

Headstone Lane Station - 0.5 miles  
Hatch End Station 0.9 miles  
Harrow & Wealdstone Station 1.2 miles

Harrow Weald is an area in North West London, England. It includes a suburban development and forms part of the London Borough of Harrow. Harrow Weald is near Bushey Heath, Stanmore, Wealdstone, Headstone and Hatch End. It is in the HA postcode area. The south of the area is a suburban development with houses, schools, small shops and supermarkets