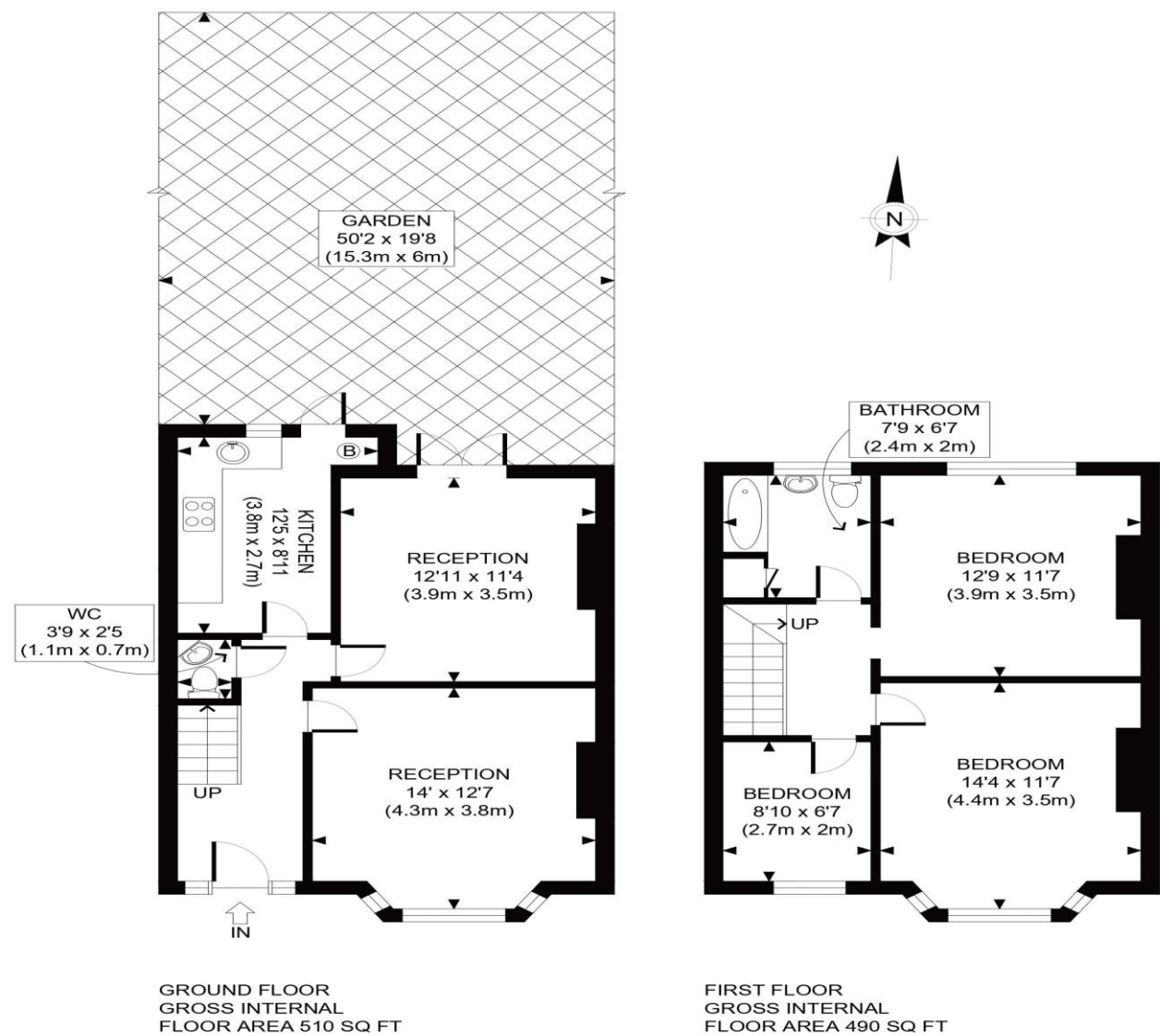


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA: 1000 SQ FT/ 93 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...

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[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents are pleased to present this spacious three-bedroom terraced house, ideally located on the ever-popular Sussex Road, HA1. Offered to the market chain free, this property represents an excellent opportunity for buyers looking to create a family home with potential to add value. The property is arranged over two floors and comprises a separate living room, a bright dining room, a fitted kitchen, three well-proportioned bedrooms, and a family bathroom. While the home is in fair condition, it offers a blank canvas for modernisation and personalisation. A key highlight is the excellent potential for future development. Subject to the usual planning consents, there is scope to extend to the rear and into the loft—making it ideal for those wishing to increase living space and add long-term value. Conveniently located close to Harrow town centre, the property benefits from easy access to a wide range of local amenities, highly regarded schools, and excellent transport links including Harrow & Wealdstone and Harrow-on-the-Hill stations. An ideal purchase for families, investors, or anyone looking to put their own stamp on a property—early viewings are highly recommended.



**Guide Price £575,000**  
Freehold

**Sussex Road, Harrow HA1 4LX**

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 Terraced House
- Chain Free Sale
- Potential To Extend (STPP)
- Walking Distance Away From West Harrow Tube Station & North Harrow Tube Station
- Good Condition Throughout
- EPC Rating C & Council Tax Band D



## The Location...

### Nearest Stations ...

West Harrow (0.4 miles)  
North Harrow (0.4 miles)  
Harrow-on-the-Hill (0.6 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross. Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema. There are many local schools in the area some of these include Vaughan Primary School, Norbury School, Longfield Primary School, Nower Hill High School and Whitmore High School.