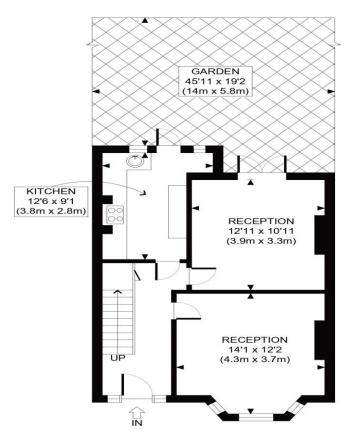
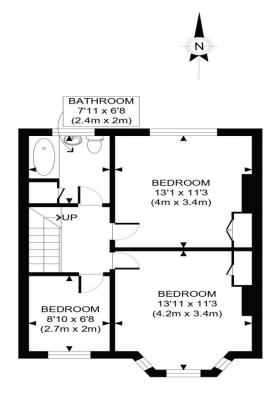
# The Floorplan...





GROUND FLOOR GROSS INTERNAL FLOOR AREA 503 SQ FT FIRST FLOOR GROSS INTERNAL FLOOR AREA 476 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 979 SQ FT/ 91 SQM

# PROPERTY PHOT 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

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Brian Cox Estate Agents are pleased to present this generously sized three-bedroom terraced home, now available on the market. Ideally situated within close reach of local shops, the Metropolitan line station, and falling within the highly regarded Vaughan School catchment area, this property is nestled in the popular and sought-after 'County Roads' location—renowned for its spacious homes. The accommodation comprises a welcoming entrance hallway, a bright and airy lounge, a separate dining room, and a well-proportioned kitchen. Upstairs, you will find three generously sized bedrooms and a family bathroom. Additional features include gas central heating and a charming rear garden.



Guide Price £599,950

Sussex Road, Harrow HA1 4LX







### 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 D & Council Tax Band D



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# 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.

020 3866 6640