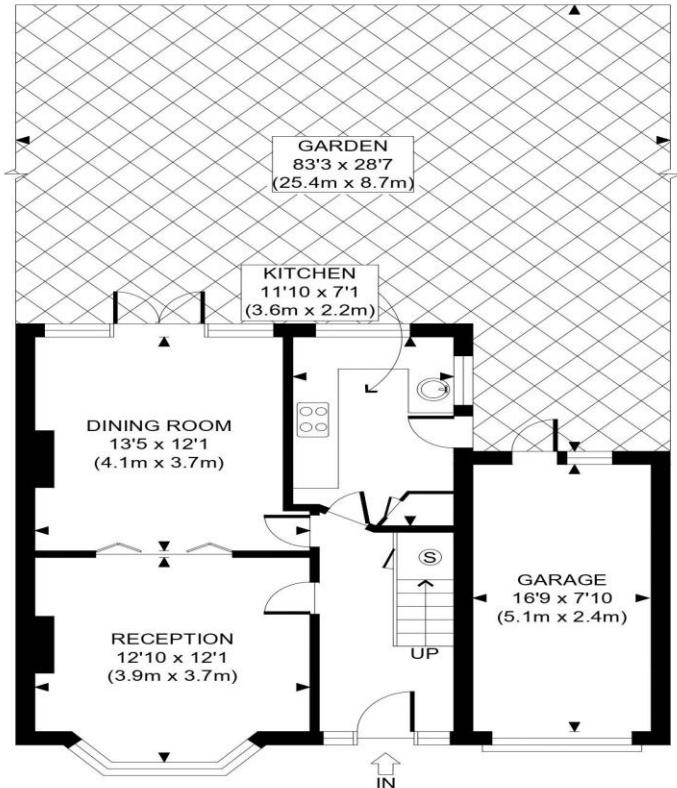


# The Floorplan...



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA WITH GARAGE 613 SQ FT  
FLOOR AREA WITHOUT GARAGE 468 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1101 SQ FT/ 102 SQM  
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 956 SQ FT/ 89 SQM

**PROPERTY PHOT PLANS**  
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](mailto:Azi.Rahman@brian-cox.co.uk)

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



Brian Cox Estate Agents are delighted to offer this three-bedroom semi-detached home with a garage to the side on Tintern Way to the market! This property is set within a sought-after residential location. The property offers generous living space and a large rear garden, with scope for modernisation – making it an ideal purchase for those looking to add their own style and value.



Guide Price £599,950

Freehold

Tintern Way, Harrow HA2 0RZ



## In Brief...

- Three Bedroom Semi Detached House
- Garage To The Side
- Potential To Extend (STPP)
- Off Street Parking
- Great Location
- EPC Rating \_ & Council Tax Band E



## The Location...

### Nearest Stations ...

Rayners Lane Station 0.5 miles  
West Harrow Station 0.5 miles  
South Harrow Station 0.7 miles

Tintern Way is situated close to West Harrow & Rayners Lane train stations. North Harrow & South Harrow stations are walking distance away. There is also a number of high streets with a vast array of local shops, coffee houses and restaurants. Within short walking distance is Grange Primary School, Vaughan Primary School & Whitmore High School, as well as Shaftesbury Circle's local amenities.