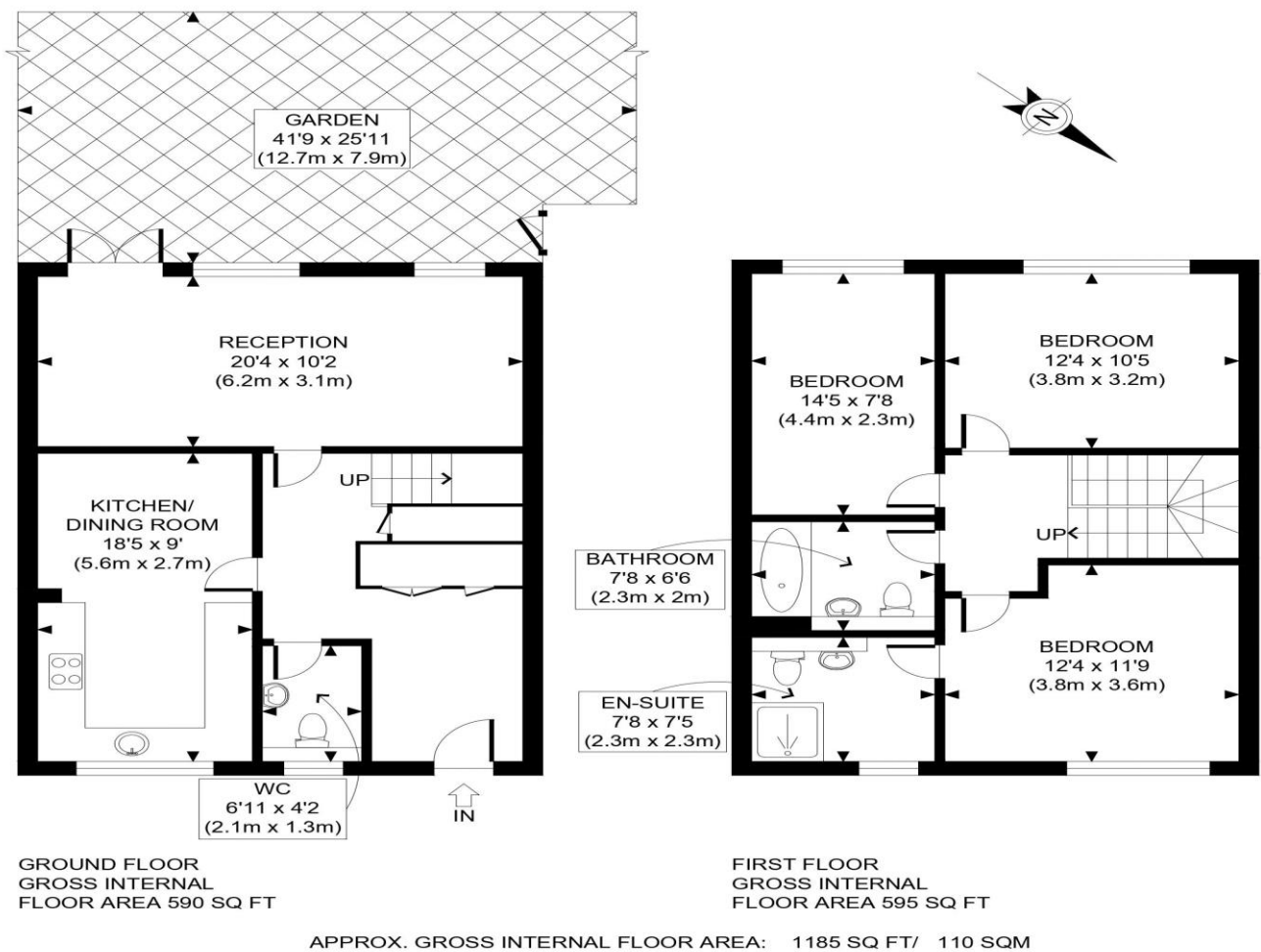


The Floorplan...



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
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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 delighted to present a 75% share of this modern, recently redecorated three-bedroom end-of-terrace home, perfectly suited for families or investors. Upon entering, you are welcomed by a bright hallway leading to a spacious, light-filled reception room featuring a double-glazed bay window overlooking the rear aspect and French doors opening onto a beautiful garden. The fitted kitchen is ideal for entertaining, offering a range of eye- and base-level units with roll-top work surfaces, ample space for appliances, and room for a dining table. The ground floor is further complemented by a guest WC and generous storage. Upstairs, the first floor is well presented throughout, offering three double bedrooms. The master bedroom benefits from its own en-suite shower room, complete with a walk-in shower, WC, and washbasin. A modern family bathroom with bath, WC, and washbasin completes this level. The property also benefits from solar panels installed on the roof, helping to reduce energy costs and improve efficiency. Situated on Umpire View, a quiet, tree-lined residential road, the property is just 0.5 miles from North Harrow Metropolitan Line station and local amenities. It also lies within the sought-after catchment areas of Pinner Park and Nower Hill Schools, and is conveniently close to the historic Headstone Manor with its charming grounds.



Guide Price £532,500

Umpire View, Harrow HA1 4GB



In Brief...

- 75% Share
- Three Bedrooms
- Three Toilets Two Bathrooms
- End Terraced House
- En-Suite To Master
- Own Driveway
- Close To All Harrow Stations
- EPC Rating B & Council Tax Band E



The Location...

Nearest Stations ...

North Harrow Station 0.5 miles
West Harrow Station 0.6 miles
Harrow & Wealdstone Station 0.8 miles

Located on Umpire View, quiet tree lined, residential road situated within 0.5 miles of North Harrow met line station and local amenities. The property also falls within the catchment of Pinner Park and Nower Hill Schools and is also close to the historic Headstone Manor, with its picturesque grounds.