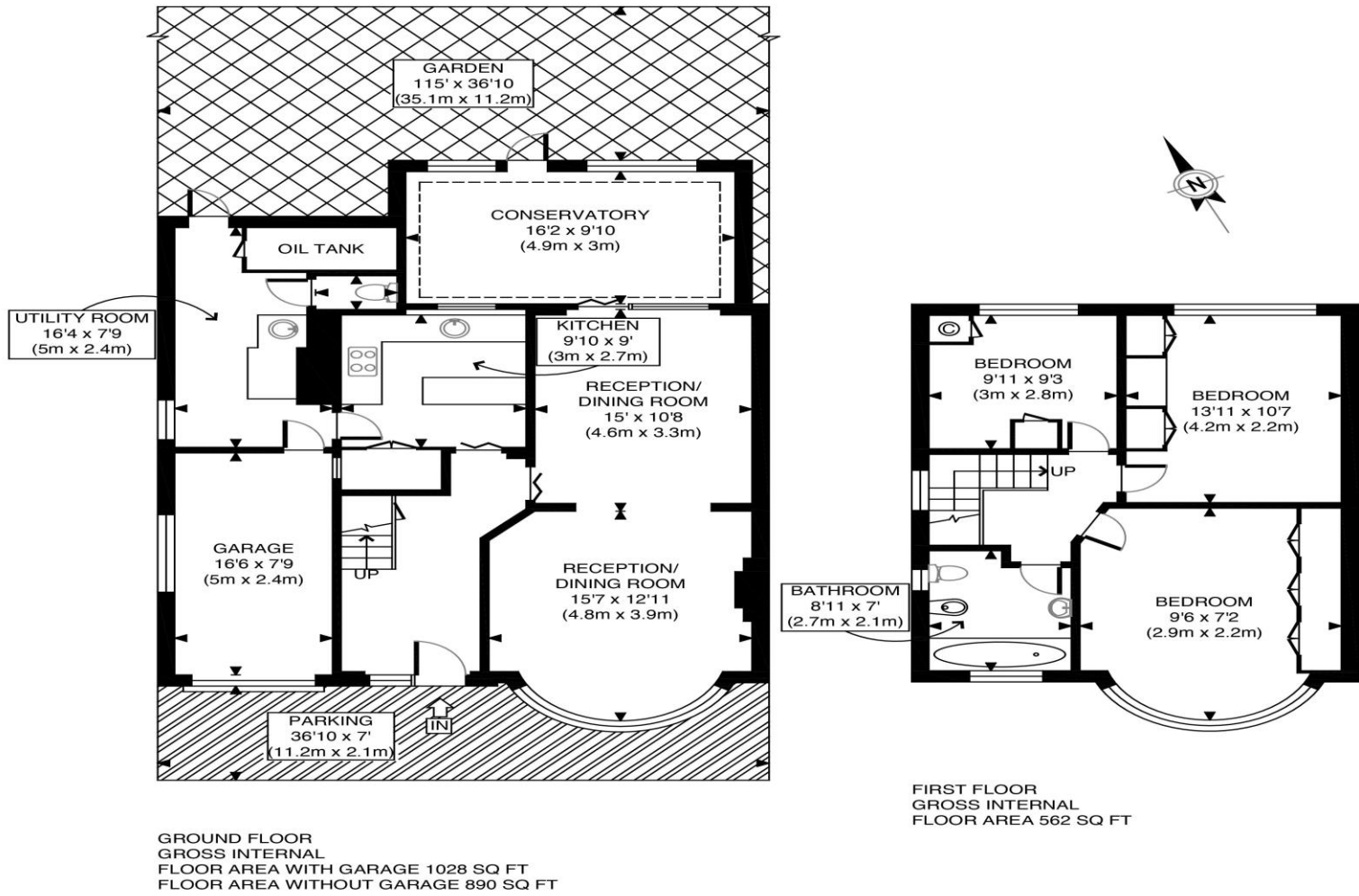


# The Floorplan...



0203 866 6640  
brian-cox.co.uk



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE 1590 SQ FT / 148 SQM APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE 1452 SQ FT / 135 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	<p>Priory Way</p> <p>date 13/02/24</p> <p>photoplan</p>
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Brian Cox Estate Agents are delighted to offer this beautifully presented Three Bedroom Semi Detached property to the market! Flooded with natural light, the property boasts huge potential to extend and is being sold CHAIN FREE. This larger than average property is situated on one of North Harrow's most desirable roads, within easy walking distance to the local amenities, North Harrow Underground Station and the sought after Ofsted Outstanding Schools, making the perfect family home. The open plan lounge/diner leads to a spacious conservatory with access to the large manicured garden. A garden gate offers direct access onto the beautiful Headstone Manor park walkway to the historic museum, buildings and recreation ground. Upstairs you are greeted with three spacious bedrooms and a large family bathroom. Further benefits include an integral garage, dedicated utility space and is being sold CHAIN FREE!



## 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)



Guide Price £725,000

Priory Way, Harrow HA2 6DQ

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 Larger Than Average Bedroom Semi Detached House
- Chain Free
- Off Street Parking
- Potential To Extend (STPP)
- Manicured rear Garden with direct access to Headstone Manor Park, Museum and Recreation Ground
- Walking Distance Away From North Harrow Tube Station & Popular Primary Schools & Secondary Schools With Outstanding Ofsted Rating
- EPC Rating E & Council Tax Band E



## The Location...

### Nearest Stations ...

- North Harrow (0.3 miles)
- Headstone lane station (0.5 miles)
- Rayners Lane (1.2 miles)



Priory Way is a short distance from North Harrow High Street with its choice of shops, eateries, bus routes and the Metropolitan Line, offering access into Central London. Within walking distance are several highly regarded schools including Pinner Park Infant and Junior School and Nower Hill High School.

