

# The Floorplan...



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brian-cox.co.uk

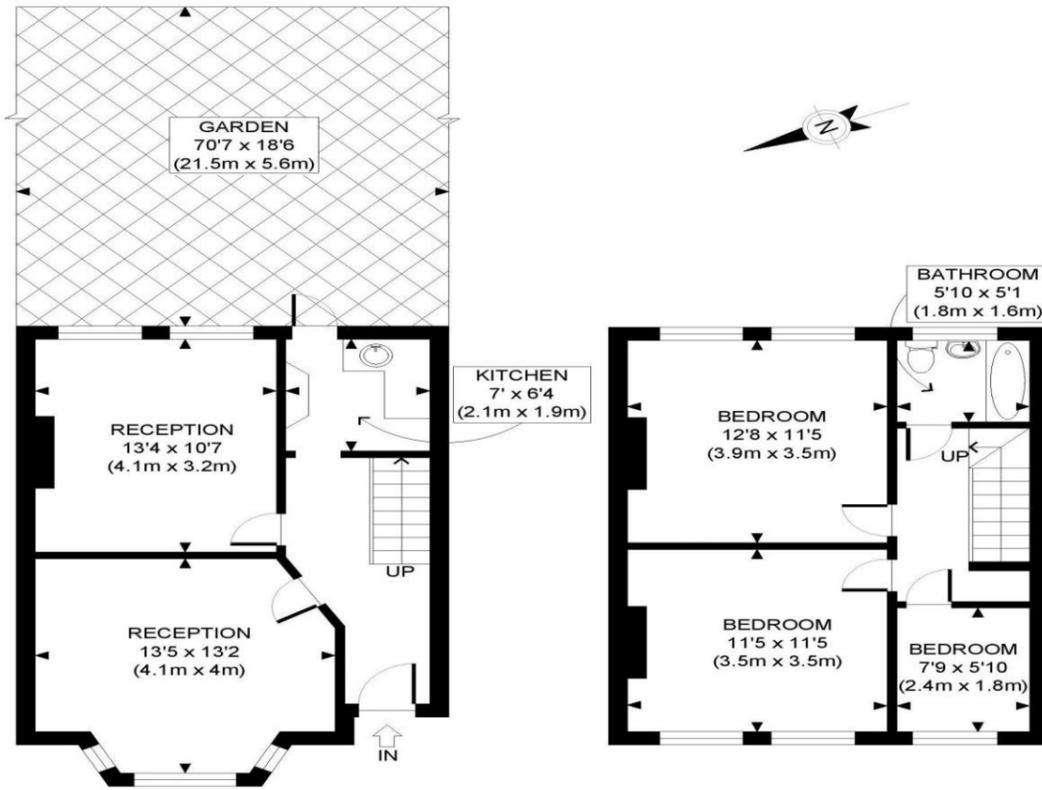


Brian Cox & Company are delighted to offer this charming three bedroom terraced house to the market! This property offers great potential for those looking to put their own stamp on a property. In need of renovation, this un-extended home presents an excellent opportunity to create a space that perfectly suits your needs and tastes. Downstairs, you'll find a separate front reception room, providing a cozy space for relaxation or entertainment, as well as a spacious dining room, ideal for family meals and gatherings. At the rear of the property is the kitchen, which could easily be transformed into a modern, open-plan space to suit contemporary living. Upstairs, the property features three well-sized bedrooms, providing ample space for a growing family, along with a family bathroom that offers further scope for improvement. This property is full of potential and offers a fantastic opportunity for renovation and extension (subject to planning permissions), allowing you to create your dream home in a sought-after location. With excellent transport links and amenities nearby, this is a great chance to transform a blank canvas into a wonderful family home.



Guide Price £495,000  
Freehold

Merivale Road, Harrow HA1 4BH



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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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## In Brief...

- Three Bedroom Terraced House
- In Need Of Modernising
- Potential To Extend (STPP)
- Chain Free Sale
- Great Location
- EPC Rating C & Council Tax Band D



## The Location...

### Nearest Stations ...

- West Harrow (0.3 miles)
- Harrow-on-the-Hill (0.8 miles)
- North Harrow (1.0 miles)

West Harrow is located on the western side of the London Borough of Harrow, and roughly halfway between the north and south boundaries of the borough. To the South East of West Harrow is Harrow on the Hill, to its North East is Greenhill, to its West is Rayners Lane, to its North is North Harrow, and to its South are Roxeth and South Harrow. The construction of the Uxbridge extension to the Metropolitan Line in 1904, and specifically the new West Harrow Tube Station, triggered a steady growth of homes in the area, spreading out from the location of the new station. There are many local schools in the area some of these include Vaughan Primary School, St Anselm's (RC) Primary School, Whitmore High School and Nower Hill High School. Nearby independent schools include Orley Farm School, Alpha Prep, Quinton Hall and The John Lyon School.