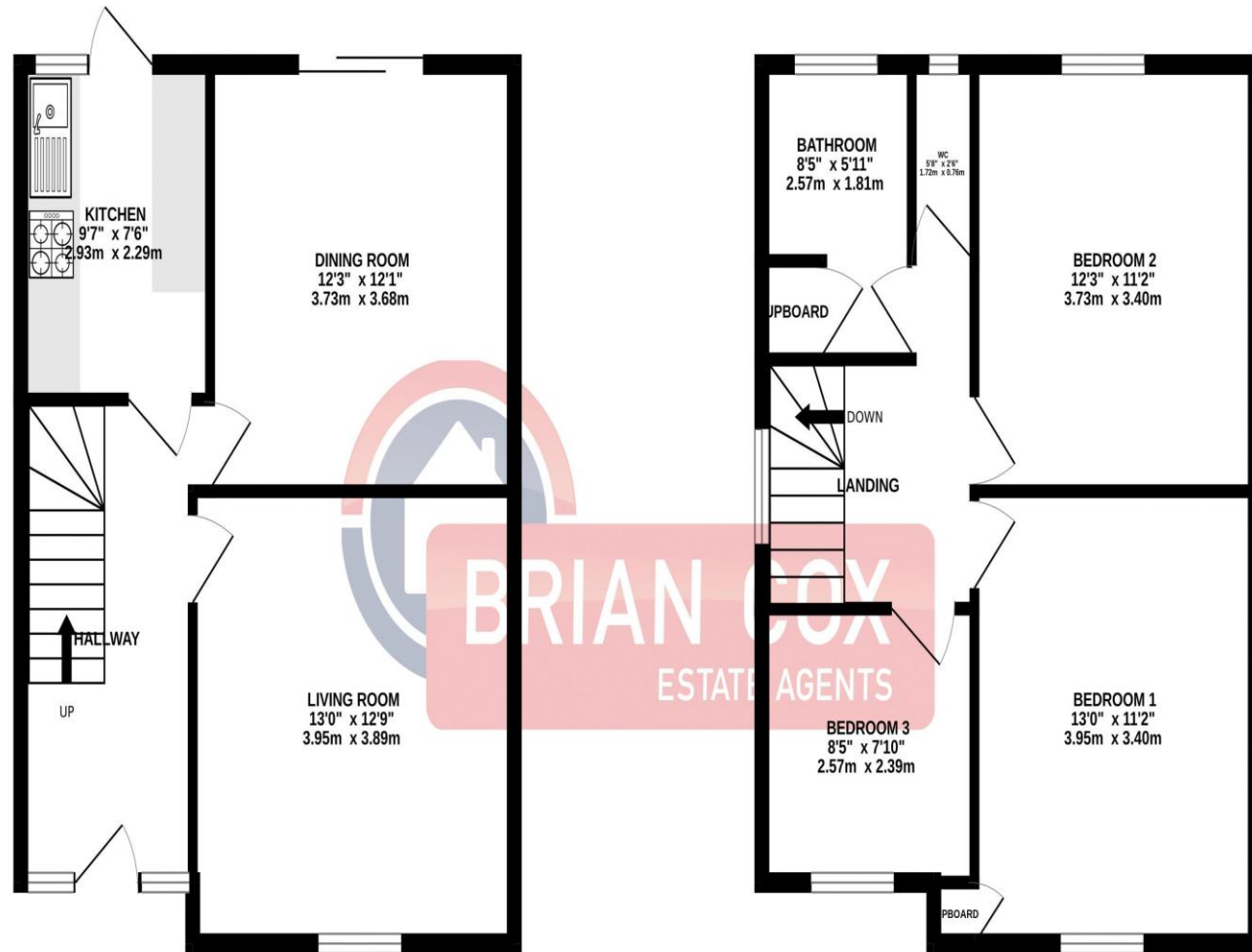


the floorplan...

GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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more details from...

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email: [info@brian-cox.co.uk](mailto:info@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0208 912 0006  
[brian-cox.co.uk](http://brian-cox.co.uk)



SEMI DETACHED HOUSE - THREE BEDROOMS - TWO RECEPTION ROOMS - OFF STREET PARKING - LARGE REAR GARDEN - CHAIN FREE.

Brian Cox are pleased to present to the market this well-presented larger style of semi-detached house situated on this quite residential road and providing easy access to local schools, shops, and transport links. The property comprises briefly of two reception rooms, kitchen, three bedrooms and bathroom with separate WC. The property benefits from double glazing, gas central heating, off street parking with front and rear gardens. Viewing highly recommended.



OIEO £650,000  
Freehold

Wood End Road, Harrow HA1 3PS

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...

- Semi Detached House
- Three Bedrooms
- Off Street Parking
- Large Rear Garden
- Chain Free



## the location...

### nearest stations ...

Sudbury Hill (0.1 miles)  
Sudbury Hill Harrow (0.1 miles)  
South Harrow (0.8 miles)

Sudbury Hill is a suburb in the London Borough of Harrow, located in Northwest London, United Kingdom.

There are many local schools in the area some of these include St George's Primary School, Wood End Academy, Greenwood Primary School, and Horsenden Primary School.

There are two stations in the area which are, Sudbury Hill Station (Piccadilly Line) and Sudbury Hill Harrow Station served by National Rail (Chiltern Railways).