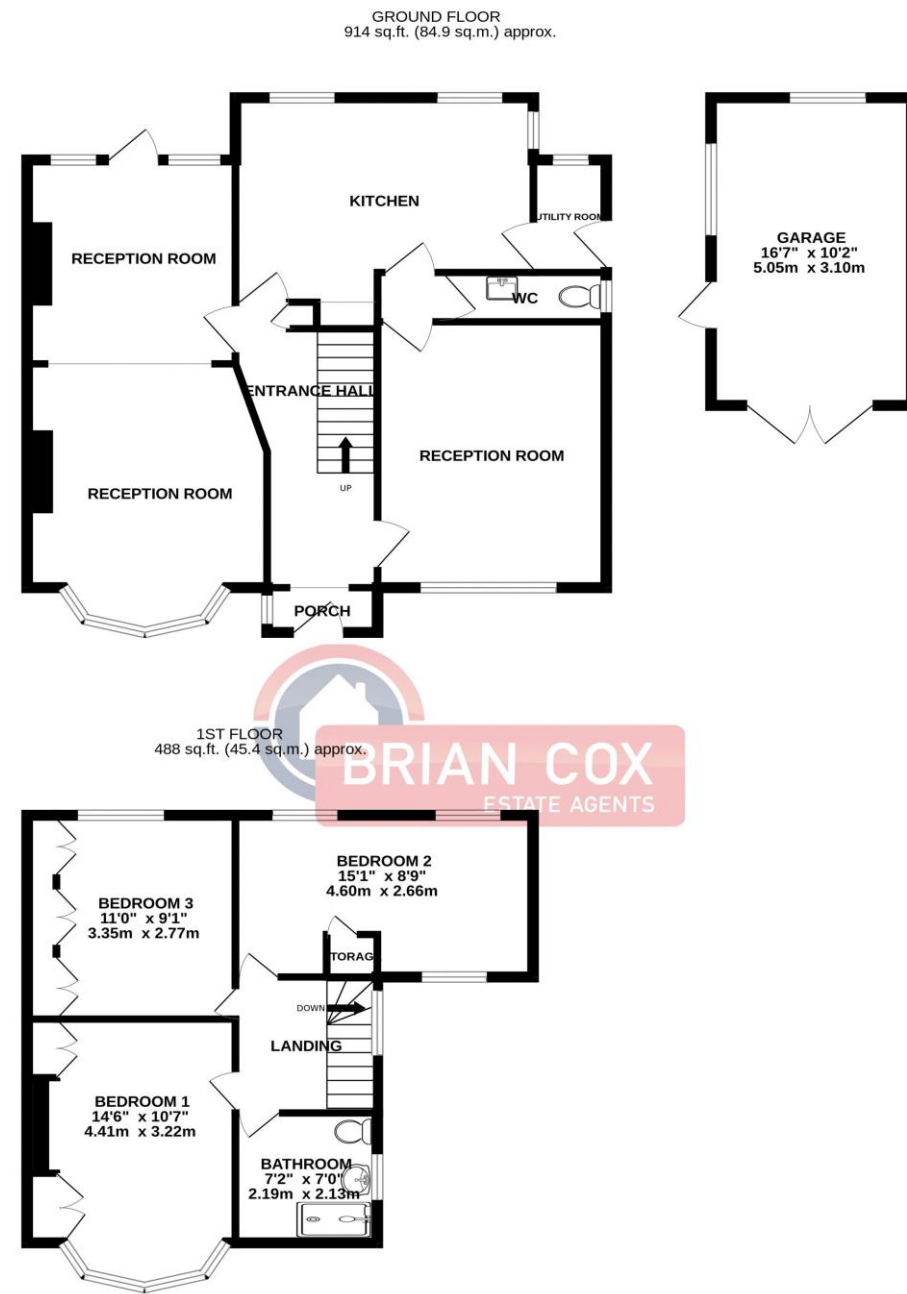


the floorplan...



TOTAL FLOOR AREA : 1402 sq.ft. (130.3 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.
Made with Metropix 6/2024

more details from...

call: **Brian Cox Harrow: 0208 912 0006**
email: info@brian-cox.co.uk
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.



0208 912 0006
brian-cox.co.uk



Brian Cox & Company are proud to introduce to the market this well presented three/four bedroom semi - detached family home located in a popular residential area in Harrow within proximity to local schools, shops and transport links. The property briefly comprises of an entry porch, through lounge/reception room with spacious 3rd reception room that could be used as dining room or 4th bedroom, a modern fitted kitchen and the added benefit of a ground floor WC. To the first floor there are three good sized double bedrooms and a family bathroom. The property has already been extended to the rear and side with ample potential to extend even further (STPP) making it ideal for any growing family. Located in a sought-after location, Harrow & Wealdstone Station is within a mile distance to the property. There are well regarded schools and colleges around the area including Harrow College and Weald Rise Primary School. Further benefits include, a large garage, off street parking, gas central heating and double glazing throughout. Call now so you do not miss out!



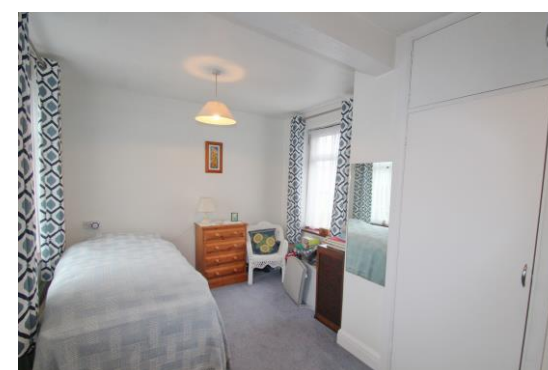
Offers in Excess of
£700,000

College Avenue, Harrow
HA3 6EY



in brief...

- Semi-Detached Family Home
- Second Reception / Fourth Bedroom
- Extended Side and Rear
- Further development potential
- Detached Garage / Off Street Parking
- Downstairs WC



the location...

nearest stations ...

- Harrow & Wealdstone (0.8 miles)
- Headstone Lane (0.9 miles)
- Hatch End (1.5 miles)

Harrow Weald is an area in North West London, England. It includes a suburban development and forms part of the London Borough of Harrow.

Harrow Weald is near Bushey Heath, Stanmore, Wealdstone, Headstone and Hatch End. It is in the HA postcode area. The south of the area is a suburban development with houses, schools, small shops, supermarkets and pubs.

There are many local schools within walking distance these include Whitefriars School, Belmont School, Cedars Manor School and St Joseph's Catholic Primary School.

