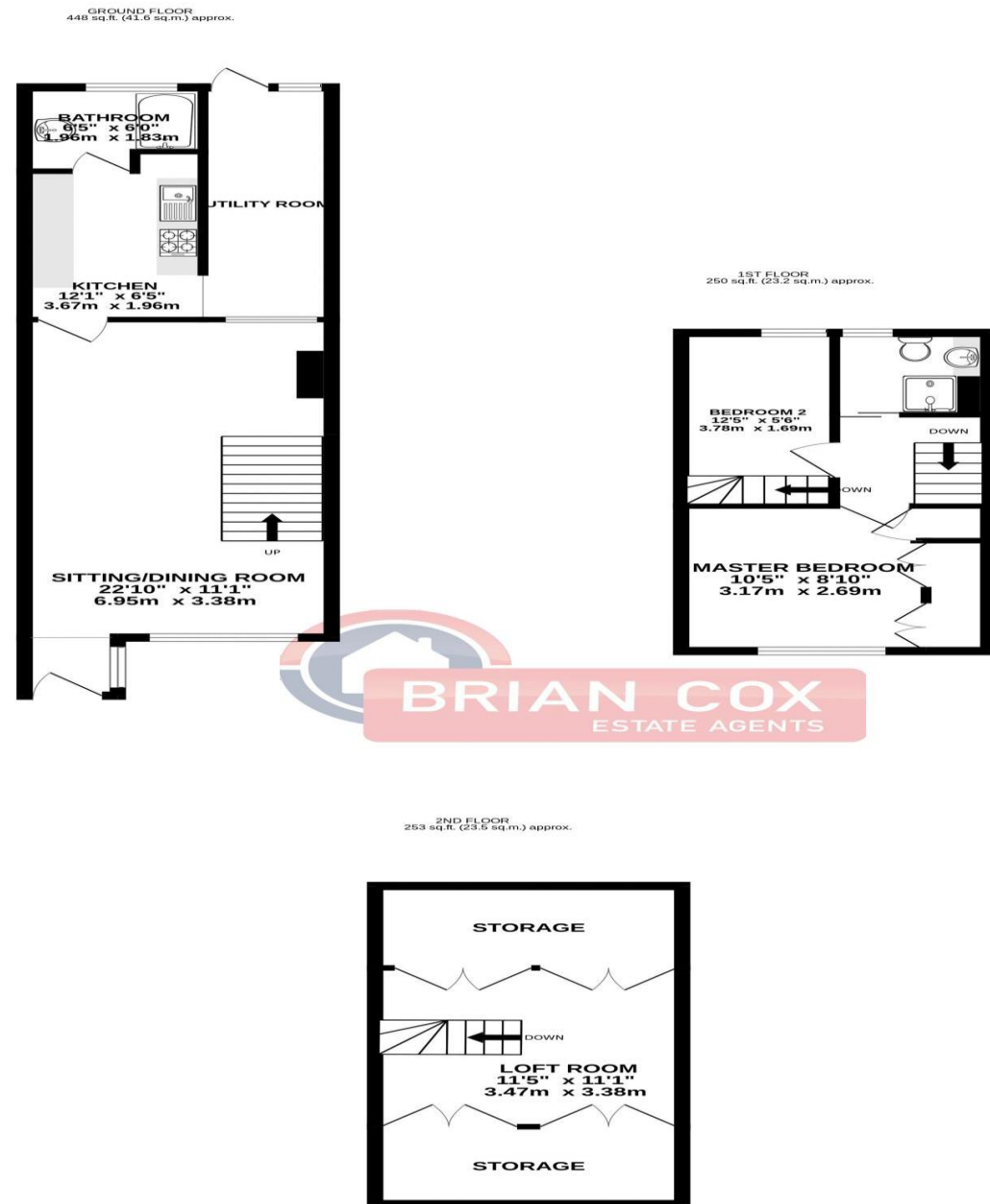


the floorplan...



**BRIAN COX**  
ESTATE AGENTS

**TOTAL FLOOR AREA : 950 sq.ft. (88.3 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.  
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more details from...

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web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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



Brian Cox & Company are proud to present to the market this unique two-bedroom mid-terrace freehold house situated in the ever sought after location of Sudbury. In need of renovation but offering great potential, the property consists of a large reception / dining room, two double bedrooms, 2 bathrooms & kitchen. Further benefits include a driveway, good sized rear garden as well as being offered chain free. The property is located in close proximity to excellent schools and transportation links making it an ideal purchase for both first time buyers and investors alike. The closest stations being Sudbury Town, Sudbury and Harrow Station, Sudbury hill and North Wembley Station. Call now so you do not miss out!



£420,000

Harrow Road, Wembley HA0 2PX

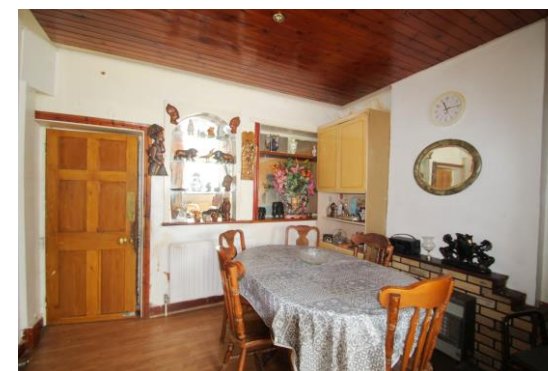
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure 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...

- CHAIN FREE
- 2 BATHROOMS
- 2 BEDROOMS
- GREAT LOCATION
- DRIVEWAY
- GREAT POTENTIAL



## the location...

### nearest stations ...

Sudbury & Harrow Road (0.3 miles)  
Sudbury Town (0.5 miles)  
Sudbury Hill Harrow (0.6 miles)

Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom.

Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are four stations in the area which are Sudbury Town Station (Piccadilly Line), Sudbury Hill Station (Piccadilly Line), Sudbury & Harrow Road Station and Sudbury Hill Harrow Station which are both served by Chiltern Railways.

There are many local primary schools nearby some of these include Sudbury Primary School, St George's Primary School, Horsenden Primary School and Barham Primary School.

