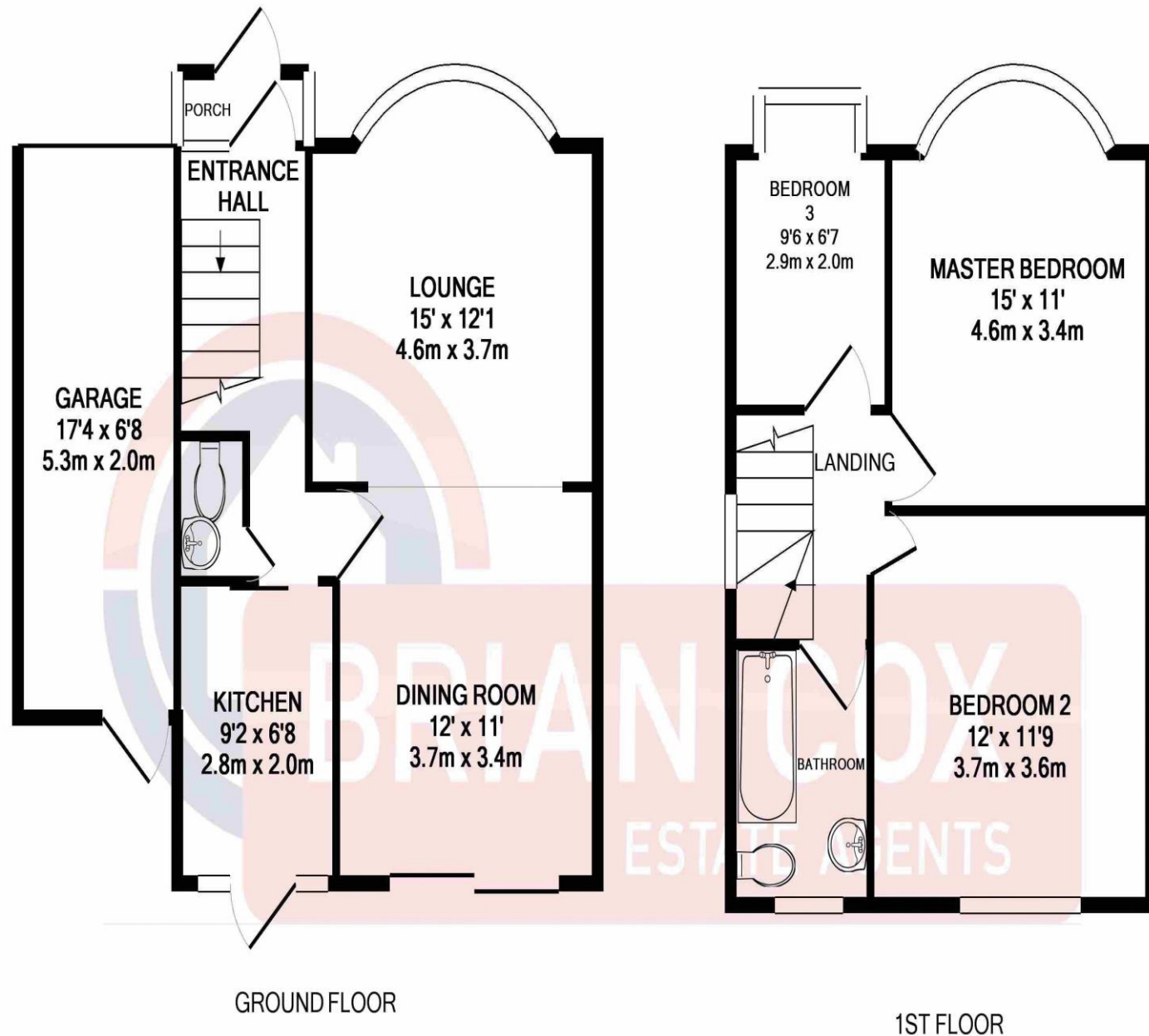


# the floorplan...



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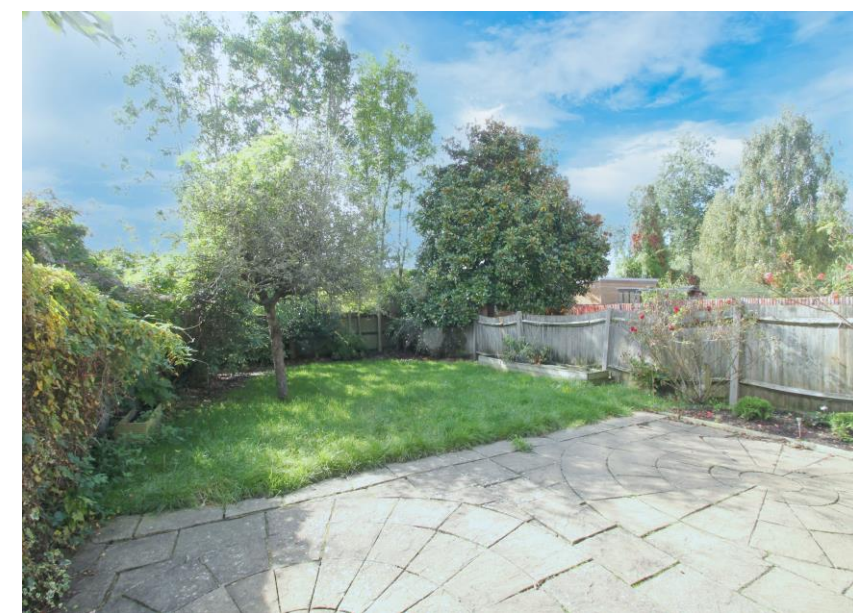
Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure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



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THREE BEDROOM - SEMI-DETACHED - FREEHOLD - NO CHAIN - VIEW NOW. Brian Cox and Company are proud to bring to the market this well maintained three bedroom semi detached family home located in a popular quiet cul-de-sac. Situated just moments from Sudbury Hill Station this property offers great access to local transport and amenities. This home briefly comprises a through lounge with hard wood flooring, a fitted kitchen with integrated appliances, downstairs w/c, three bright bedrooms and a modern bathroom. Further benefits include a garage own drive, off street parking, front and rear gardens as well as the added benefit of having no onward chain. Viewings are highly recommended, so call now to arrange yours!!



£650,000  
Freehold

South Hill Grove, Harrow  
HA1 3PR



## in brief...

- Three Bedroom
- Semi-Detached Family
- No Chain
- Spacious
- Garage via Own Drive
- Planning Permission Previously Granted



## the location...

### nearest stations ...

- Sudbury Hill Harrow (0.1 miles)
- Sudbury Hill (0.2 miles)
- South Harrow (0.7 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 schools in the area some of these include St George's Primary School, Wood End Academy, Greenwood Primary School, Whitmore High School and Wembley High Technology College.