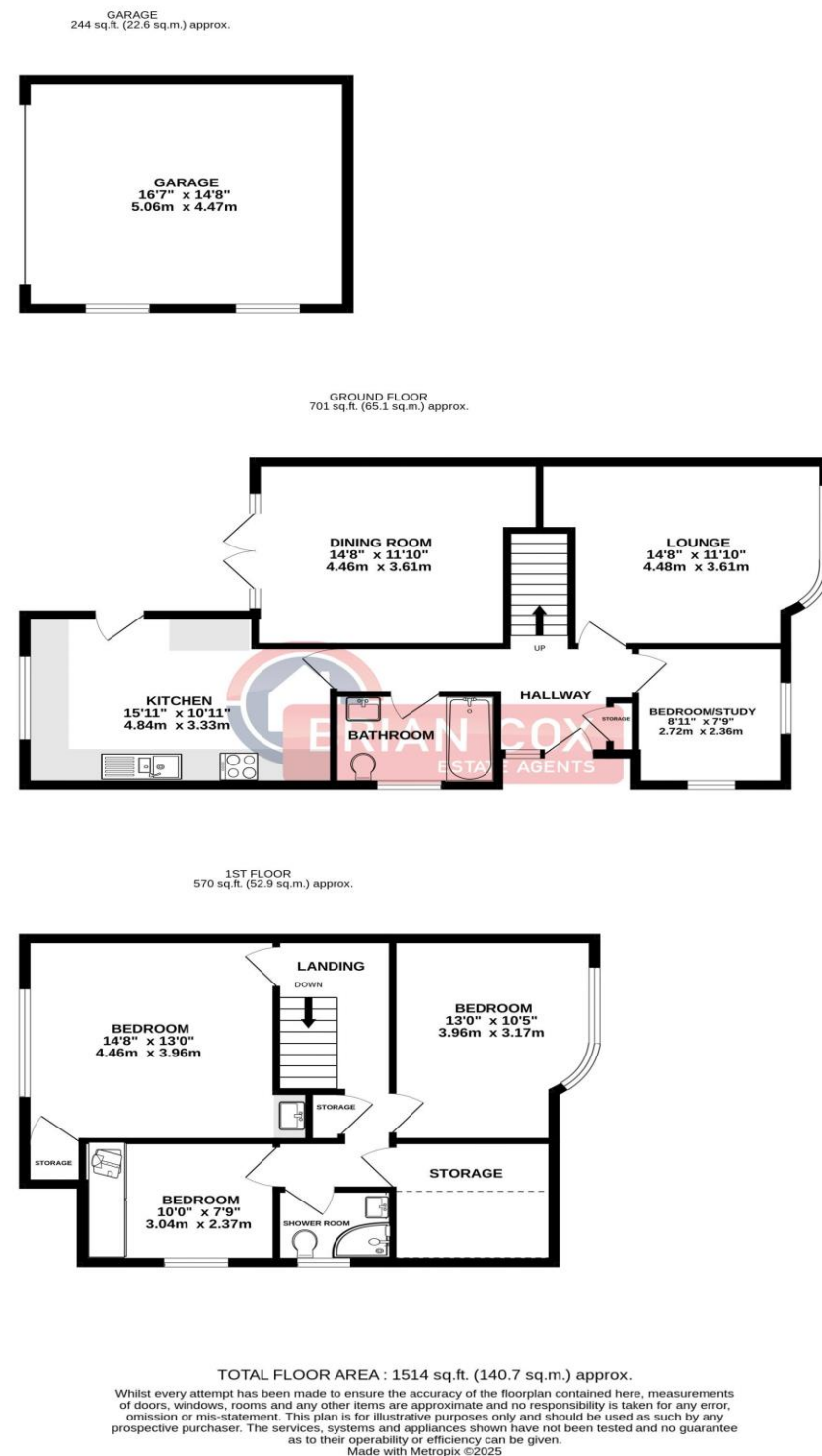


the floorplan...



more details from...

call: **Brian Cox Harrow: 0208 912 0006**
email: **daniel.jed@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



THREE/FOUR BEDROOM - OFF STREET PARKING - GARAGE - TWO BATHROOMS - TWO RECEPTION. Brian Cox and Company are delighted to offer to the market this sought after well-presented 3/4 bedroom semi-detached family home occupying a generous corner plot with beautifully maintained gardens to three sides and a larger-than-average detached garage. Step inside to discover a thoughtfully extended ground floor that offers flexible living accommodation ideal for modern family life. The property features two bright and welcoming reception rooms – a comfortable lounge and a spacious dining room – perfect for both relaxing and entertaining. A sleek, extended modern kitchen provides plenty of worktop and storage space and overlooks the mature gardens. Also on the ground floor is a versatile fourth bedroom/study, ideal for use as a home office, guest bedroom or playroom, along with a convenient family bathroom. Upstairs, you'll find three well-proportioned bedrooms served by a stylish, fully-tiled shower room, creating a practical and well-balanced layout for families of all size.



£755,000
Freehold

Porlock Avenue, Harrow HA2 0AP



in brief...

- Three/Four Bedroom
- Semi-Detached Family Home
- Detached Garage
- Gated Off Street Parking
- Corner Plot - Potential to Extend (stpp)
- Good Sized Landscaped Gardens



the location...

nearest stations ...

West Harrow (0.5 miles)
South Harrow (0.6 miles)
Harrow-on-the-Hill (0.8 miles)

Harrow is a large suburban town in the London Borough of Harrow, northwest London, England. It is centred 10.5 miles (16.9 km) northwest of Charing Cross. Harrow is home to a large University of Westminster campus and its oldest secondary schools are Harrow School and Harrow High School.

Harrow forms a commercial hub in northwest London, including a well-connected town centre containing: two shopping centres, Parades of shops throughout Station Road and the ascending, traditional College Road, over 300m of fully pedestrianised shopping/cafe streets (north of St Ann's)

There are three train stations in the area which are West Harrow (Metropolitan Line), South Harrow (Piccadilly Line) and Harrow on the Hill (Metropolitan Line). But routes are in abundance with a stop less than 30 seconds walk away which will take you to Harrow on the Hill station, South Harrow station, Watford, Edgware and Wembley to name a few destinations.

There are many local schools in the area some of these include Whitmore High School, The London Tuition Centre, Harrow School (boys public school) and Earlsmead Primary School.