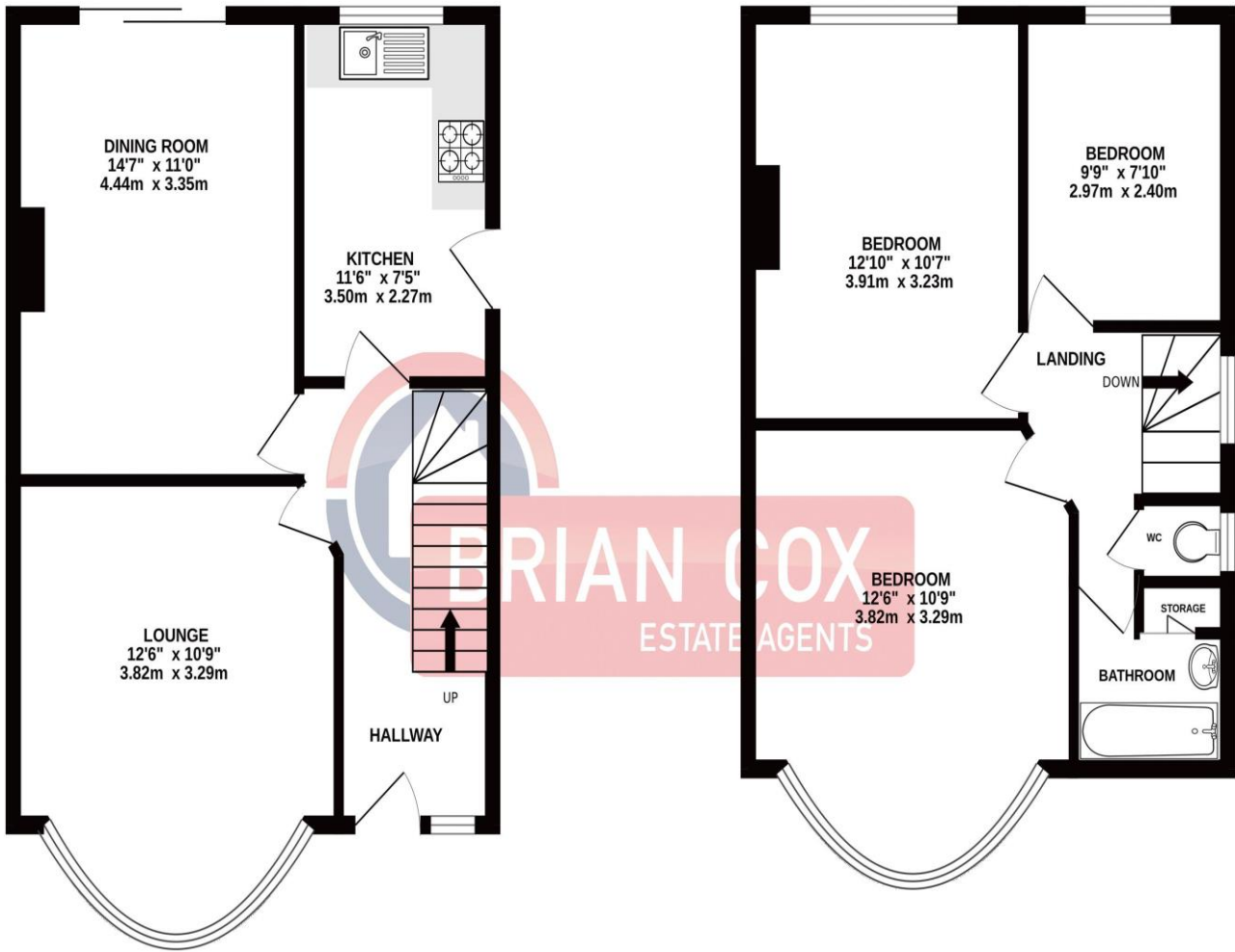


the floorplan...

GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA: 945 sq.ft. (87.8 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...

call: **Brian Cox Harrow: 020 8912 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.



020 8912 0006
brian-cox.co.uk



THREE BEDROOM - SEMI-DETACHED - FREEHOLD - NO CHAIN. Located on the ever-popular Kings Way in the heart of Harrow, this charming three bedroom semi-detached home offers generous living space, excellent potential to extend (STPP), and a host of desirable features for growing families and discerning buyers alike. Step inside to discover two bright and versatile reception rooms, the separate kitchen offers direct access to the spacious rear garden, perfect for outdoor dining, children's play, or future landscaping projects. Upstairs, you'll find three well proportioned bedrooms, along with a family bathroom and separate W/C, adding to the home's practicality. To the front, there is off street parking and a neatly kept front garden, while the generous rear garden offers a peaceful retreat and excellent scope for a rear extension subject to the usual planning permissions. This property is perfectly positioned close to local schools, parks, and excellent transport links, including Harrow-on-the-Hill station, providing swift access into Central London.



Offers Over £650,000
Freehold

Kings Way, Harrow
HA1 1XT



in brief...

- Three Bedroom
- Semi-Detached Freehold House
- No Chain
- Potential to Extend (stpp)
- Off Street Parking
- Front and Rear Gardens



the location...

nearest stations ...

Harrow & Wealdstone (0.1 miles)
Harrow-on-the-Hill (0.7 miles)
Headstone Lane (1.1 miles)

Harrow is a large suburban town in the London Borough of Harrow, North West London, England. It is centred 10.5 miles (16.9 km) North West of Charing Cross.

Harrow has two large shopping centres which are St Anns and St Georges with its many large department stores, restaurants, cafes and cinema. You have a large Tesco & Morrison's which are both within a short drive to the property.

Within a 5 minute walk you have Marlborough Primary School which also has a fantastic nursery, this is only 0.3 miles from the property. You also have Harrow recreation ground which has a children's play area, walking tracks and numerous sporting facilities.