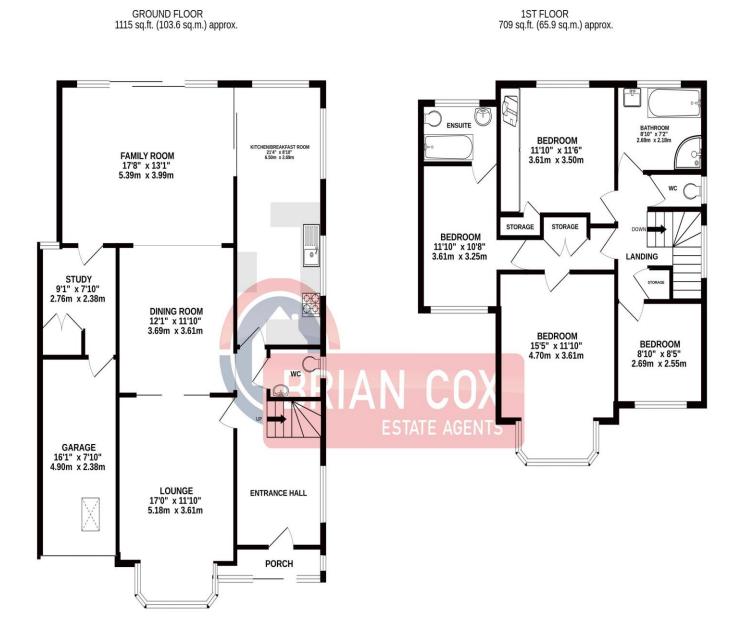
# the floorplan...



#### TOTAL FLOOR AREA: 1825 sq.ft. (169.5 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 Metropic XCOD.

## more details from...

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web: www.brian-cox.co.uk





## 0208 912 0006

brian-cox.co.uk



Nestled on the highly desirable Sudbury Court Drive, this spacious four bedroom detached residence offers the perfect blend of comfort and practicality. It would be ideal for growing families looking for a forever home in a prime Harrow location. Boasting generous living space throughout, the property features a welcoming entrance hallway leading to a 21ft kitchen/breakfast room, perfect for family meals and entertaining guests. A bright and airy family room provides an ideal space to relax as well as having its own study for those needing to work from home. Two further reception rooms offer flexibility for both formal dining and a separate lounge. Upstairs, there are four well-proportioned bedrooms, including a double bedroom with an en-suite bathroom, as well as a family bathroom serving the remaining rooms. Outside, the property enjoys a private rear garden, perfect for summer barbecues and outdoor enjoyment. To the front, there is a garage with its own private driveway, providing ample off-street parking. Located within easy reach of Sudbury Hill, North Wembley and South Kenton stations, reputable schools, and a range of local amenities, this property offers an exceptional lifestyle opportunity in one of Harrow's most sought after neighbourhoods.



£940,000 Freehold

Sudbury Court Drive, Harrow HA1 3SS

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...

- Four Bedroom
- Substantial Detached Family Home
- Garage Own Drive
- **Prestigious Residential Road**
- Three Reception Rooms
- Two Bathrooms and Downstairs W/C



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# the location...

### nearest stations ...

Sudbury Hill and Harrow (0.6 miles) South Kenton (0.8 miles) Sudbury Hill (0.8 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.

There are many local schools within close proximity of the property some of these include Byron Court Primary School, St George's Primary School, Wembley High Technology College, St Anselm's Catholic Primary School and John Lyon School.

0208 912 0006