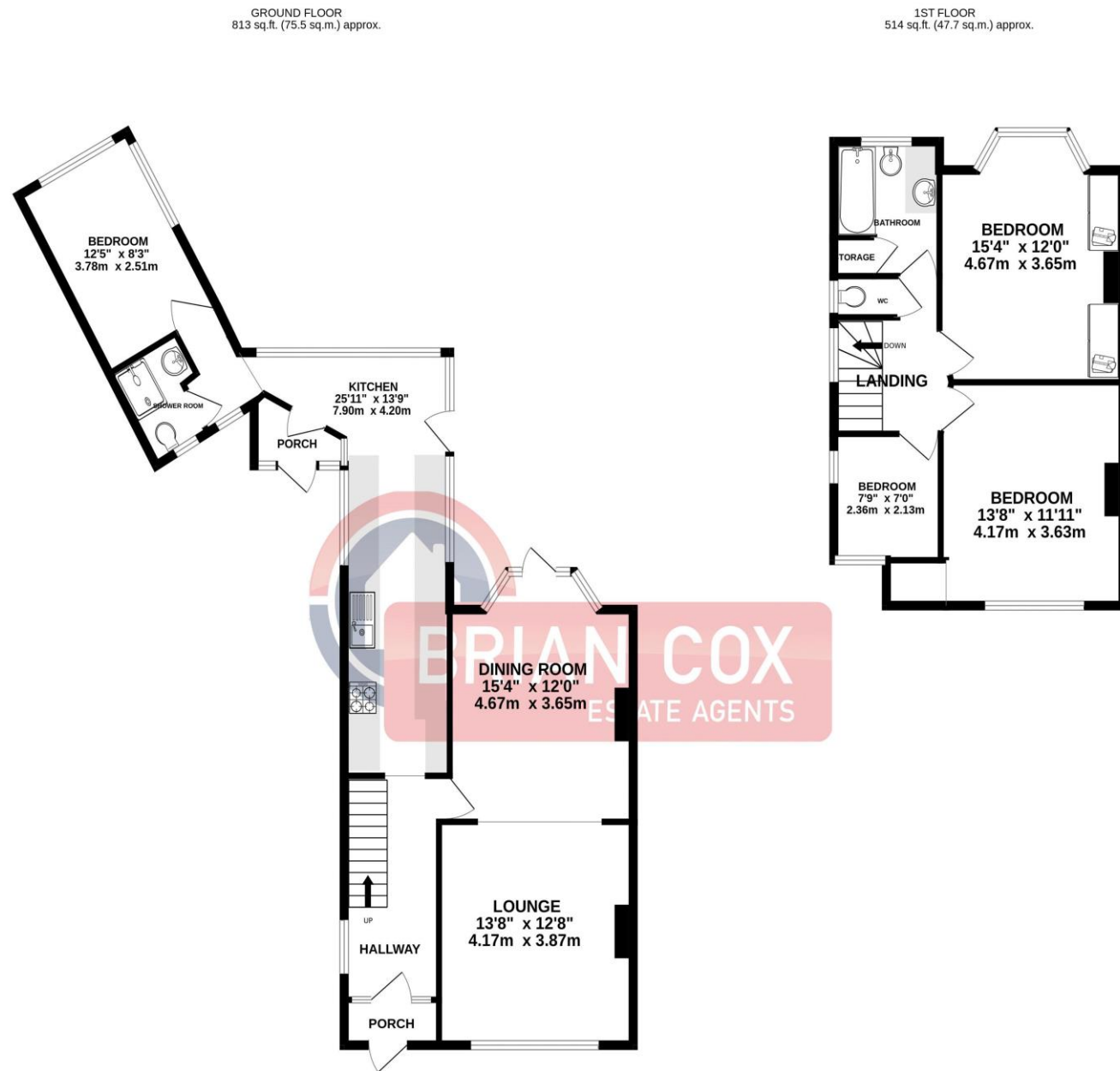


# the floorplan...



TOTAL FLOOR AREA: 1326 sq.ft. (123.2 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**  
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web: [www.brian-cox.co.uk](http://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](http://brian-cox.co.uk)



This well presented four bedroom semi detached family home is ideally located on the sought after Cavendish Avenue, HA1, offering generous living space and versatile accommodation throughout.

The ground floor features a bright and spacious through lounge, perfect for both relaxing and entertaining, alongside a modern extended kitchen that provides ample storage and workspace. A key highlight is the additional downstairs bedroom, complemented by a separate wet room, ideal for guests, multi-generational living or flexible use as a home office.

Upstairs, the property offers three further bedrooms including two good sized double rooms and a comfortable single bedroom. A family bathroom and separate W/C complete the first floor providing convenience for busy households.

Externally, the home benefits from off street parking to the front and a private rear garden, offering a great space for outdoor dining, children's play, or simply unwinding.

This property combines practicality with comfort, making it an excellent choice for growing families seeking a well located and adaptable home.



Offers Over £650,000  
Freehold

Cavendish Avenue, Harrow  
HA1 3RQ



### in brief...

- Four Bedroom
- Semi-Detached Freehold House
- Downstairs Bedroom and Wet Room
- Private Rear Garden
- No Chain
- Off Street Parking



### the location...

#### nearest stations ...

- Sudbury Hill (0.1 miles)
- Sudbury Hill Harrow (0.1 miles)
- South Harrow (0.8 miles)



Located in the desirable Sudbury Hill area, the property offers an appealing blend of suburban tranquillity and excellent connectivity. It is within easy reach of Sudbury Hill Underground station (Piccadilly Line) and Sudbury Hill Harrow station (Chiltern Railways), providing convenient access into Central London and surrounding areas, making it ideal for commuters.

Residents benefit from a range of local amenities including shops, cafés, restaurants, and nearby green spaces for leisure.



The area is well served by several reputable local schools, including Sudbury Primary School, Byron Court Primary School, Harrow High School, and the well-regarded independent Orley Farm School, making it particularly attractive for families. Overall, Sudbury Hill is known for its welcoming, family-friendly environment and strong community feel, making it a popular choice for professionals and growing families alike.