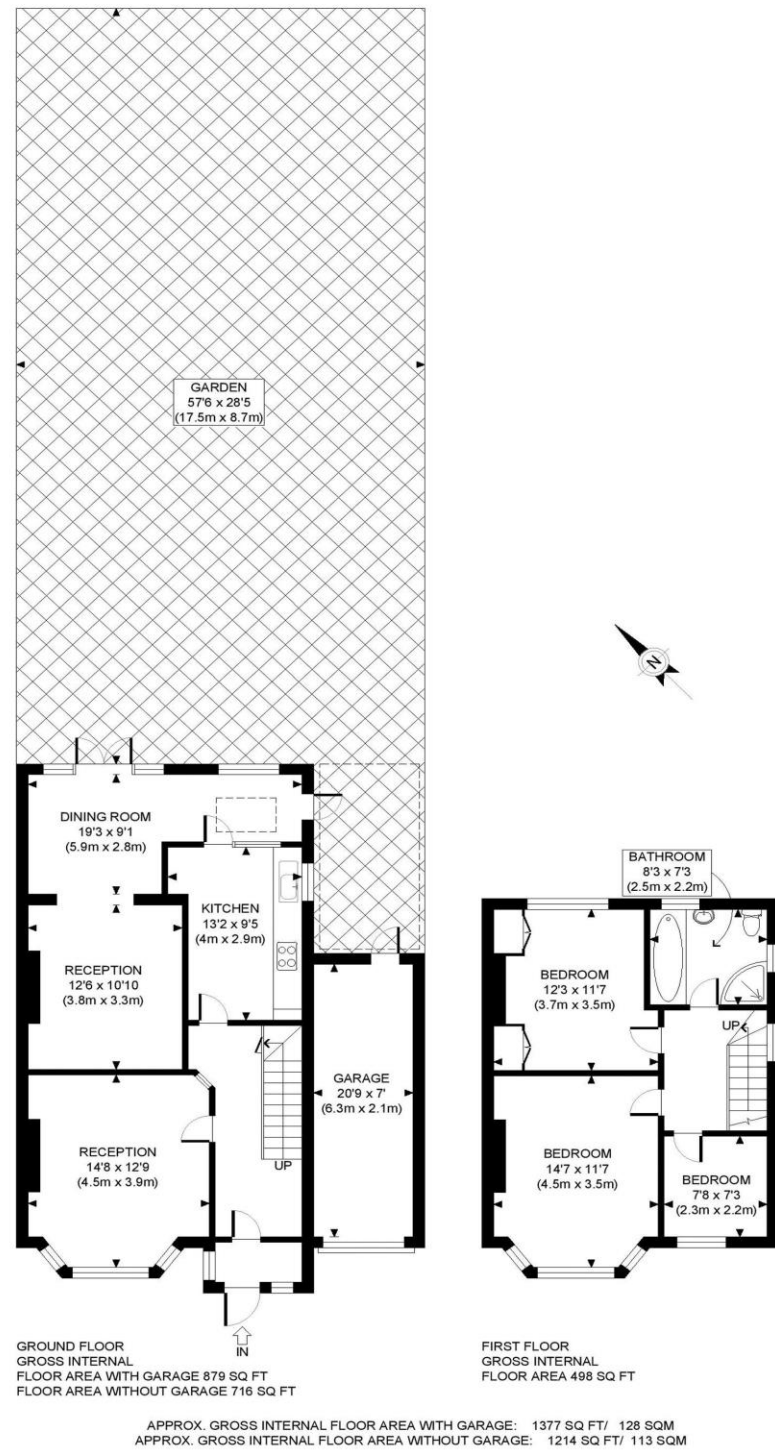


# The Floorplan...



This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

**PROPERTY PHOTO PLANS**  
SEE STEP SHOP FOR PROPERTY MARKETING

## More Details From...

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**Email:** [nhadmin@brian-cox.co.uk](mailto:nhadmin@brian-cox.co.uk)

**Web:** [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents are delighted to offer this three bedroom semi detached house to the market. This property is located on a quiet residential road within easy reach to Central Harrow & North Harrow which offers a wide range of amenities. The accommodation: Porch, Entrance Hallway, spacious Lounge, dining room open plan to sitting room, fitted kitchen, three generous sized bedrooms and a family bathroom. There is also off street parking at front of the property, garage and a delightful 60ft rear Garden.



**Guide Price £635,000**

Freehold

**Edward Road, Harrow HA2 6QB**

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...

- Three Good Sized Bedrooms
- Fantastic Location
- Pinner Park Catchment
- Close to Amenities
- Potential to Extend (STPP)
- Delightful 60ft Garden



### The Location...

#### Nearest Stations ...

- Harrow & Wealdstone (0.3 miles)
- North Harrow (0.6 miles)
- Rayners Lane (1.1 miles)

North Harrow is a suburban area of North West London, situated North-West of Central Harrow within the London Borough of Harrow. North Harrow train station is a London Underground station situated in North Harrow in North West London. The station is on the Metropolitan line between Harrow-on-the-Hill (southbound) and Pinner (northbound). The area is served well by local amenities including a post office, Tesco Express, a selection of restaurants, take-aways & cafés and independent specialist shops. There are several schools and churches in the area.