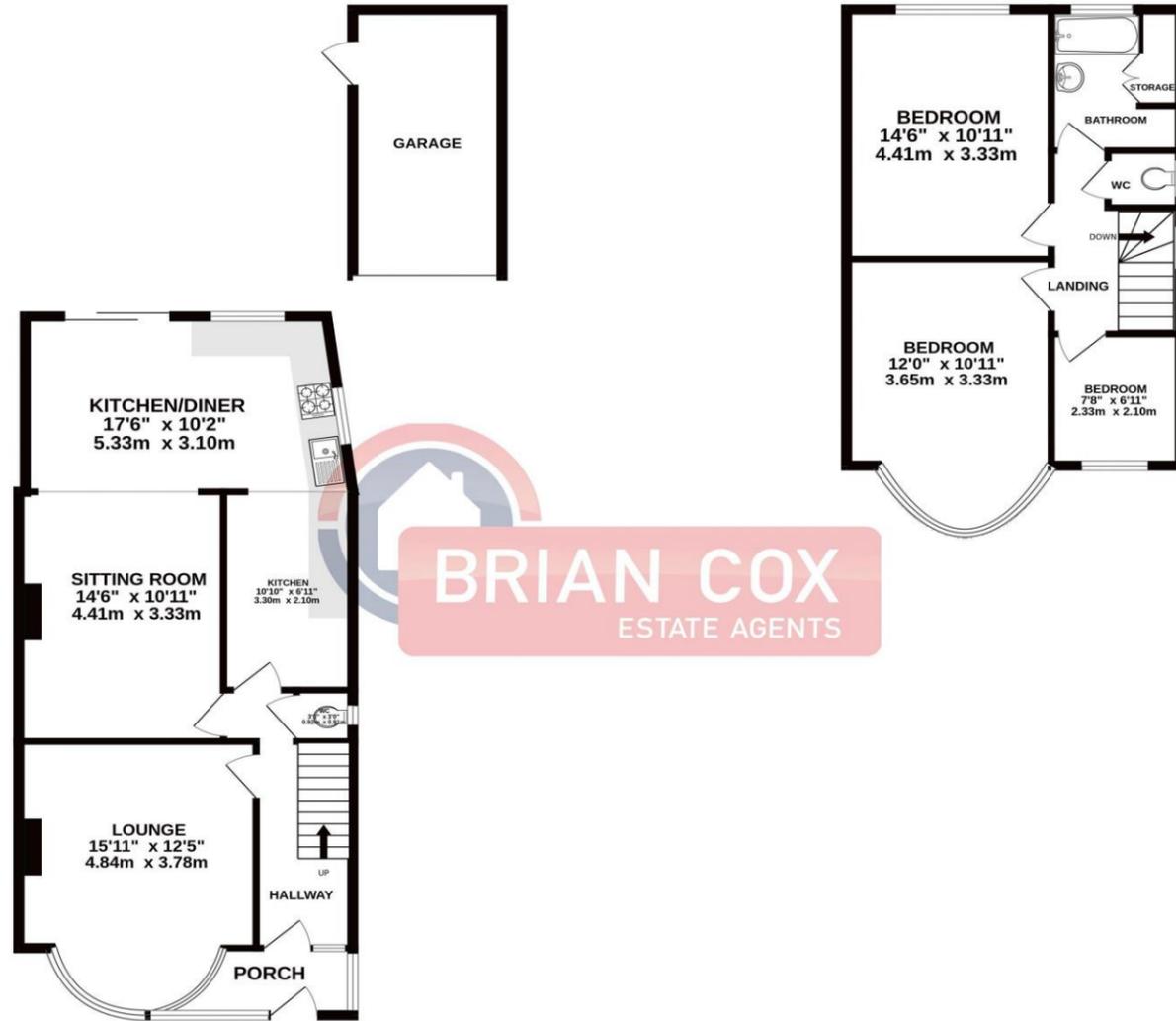


# The Floorplan...

GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.

1ST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (121.9 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 North Harrow: 020 3866 6640**  
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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.



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



Brian Cox and Company proudly present this well-appointed and extended three-bedroom semi-detached family home, ideally situated on the ever-popular Moat Drive in the heart of Harrow (HA1). The accommodation features a bright and spacious lounge, a modern kitchen that opens into a dining area, and direct access to a beautifully maintained private rear garden ideal for entertaining or relaxing outdoors. Upstairs offers three bedrooms, family bathroom and a separate w/c, all flooded with natural light and offering comfortable, practical living. Viewings are highly recommended so call now to arrange yours!!



£625,000  
Freehold

Moat Drive, Harrow HA1 4RX



### In Brief...

- Three Bedroom
- Semi-Detached Freehold House
- No Chain
- Garage
- Off Street Parking
- Private Rear Garden
- Council Tax - Band E



### The Location...

#### Nearest Stations ...

- Harrow & Wealdstone (0.4 miles)
- North Harrow (0.5 miles)
- Harrow on the Hill (0.6 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 many local schools in the area some of these include Marlborough Primary School, Pinner Park Junior School, Norbury School, Harrow Collegiate and Nower Hill High School.

