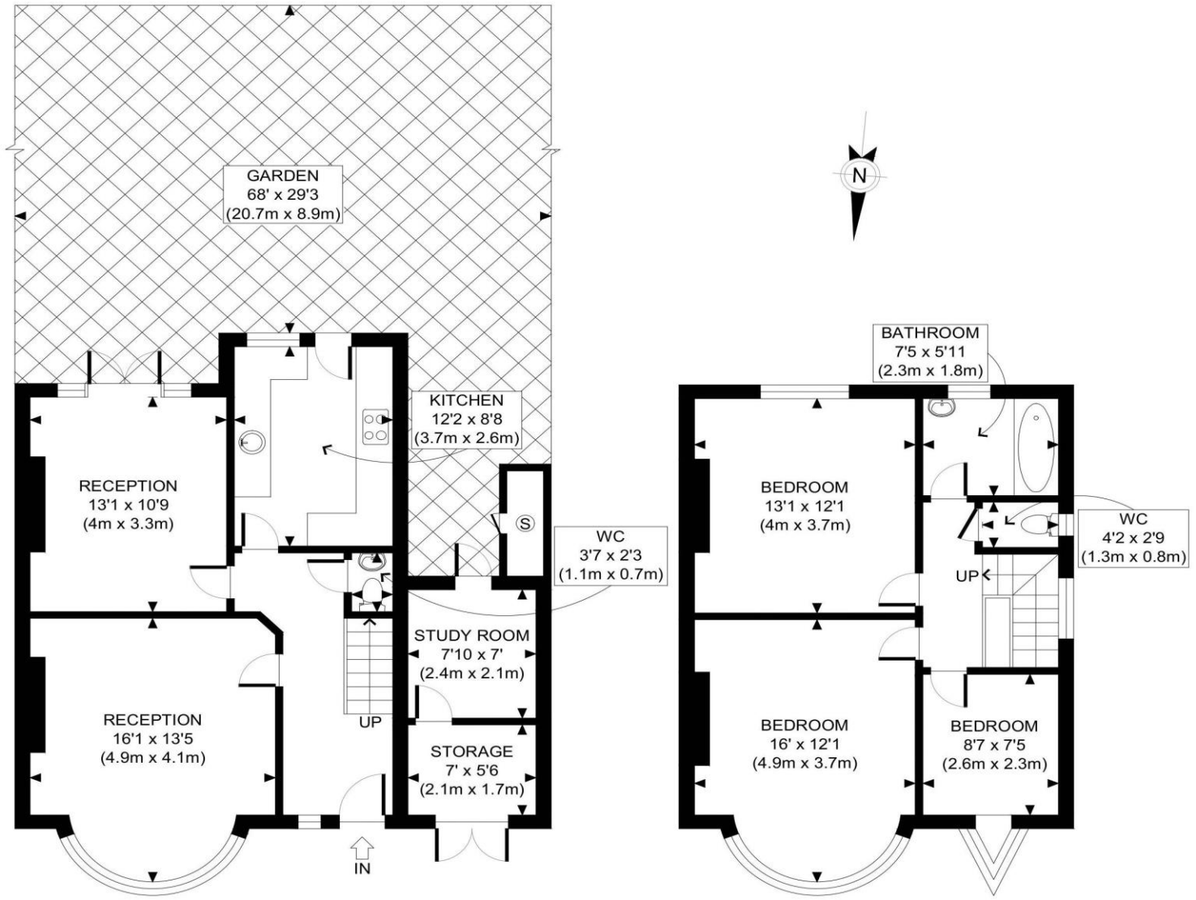
The Floorplan…



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA WITH STUDY ROOM/STORAGE 669 SQ FT
FLOOR AREA WITHOUT STUDY ROOM/STORAGE 561 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 539 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA WITH STUDY ROOM/STORAGE: 1208 SQ FT/ 112 SQM
APPROX. GROSS INTERNAL FLOOR AREA WITHOUT STUDY ROOM/STORAGE: 1100 SQ FT/ 102 SQM

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.co.uk
ONE STOP SHOP FOR PROPERTY MARKETING

More Details From…

Call: Brian Cox North Harrow: 020 3866 6640
Email: nhadmin@brian-cox.co.uk
Web: www.brian-cox.co.uk

BRIAN COX ESTATE AGENTS

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



Brian Cox Estate Agents are delighted to offer this larger than average Three Bedroom Semi Detached house to the market! The property is situated in one of North Harrow's sought after roads which has the benefit of local shops, North Harrow Tube station, Vaughan, Longfield and Nower Hill schools all being walking distance away. Accommodation: Entrance hallway, spacious front reception which loads of natural light floods into, second reception with access to the lovely garden and a fitted kitchen which also leads onto the garden. The property offers huge potential to extend. Making your way upstairs there are three good size bedrooms and a family bathroom which comes with separate toilet. There is a partially converted garage which comprises of a study room and storage. There is further potential to extend into the loft which allows you to add two further bedrooms and a bathroom (STPP). Further benefits include central heating, double glazing and off street parking to the front of the property for three cars. Call the office now to arrange a viewing to avoid disappointment!



£675,000
Freehold

Lancaster Road, North Harrow HA2 7NN







In Brief...

- Three Bedrooms
- Sought After Road
- Garage & Own Drive
- Close to Met Line
- Nower hill & Vaughan Catchment
- Stunning 70ft South Facing Garden
- Potential to Extend (STPP)











The Location...

Nearest Stations ...

North Harrow Station 0.1 miles
West Harrow Station 0.6 miles
Rayners Lane Station 0.7 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 & cafes and independent specialist shops. There are also many local schools in the area some include Longfield Primary School, St John Fisher Catholic Primary School, Vaughan Primary School and Grange Primary School which all have a good of higher Ofsted report.