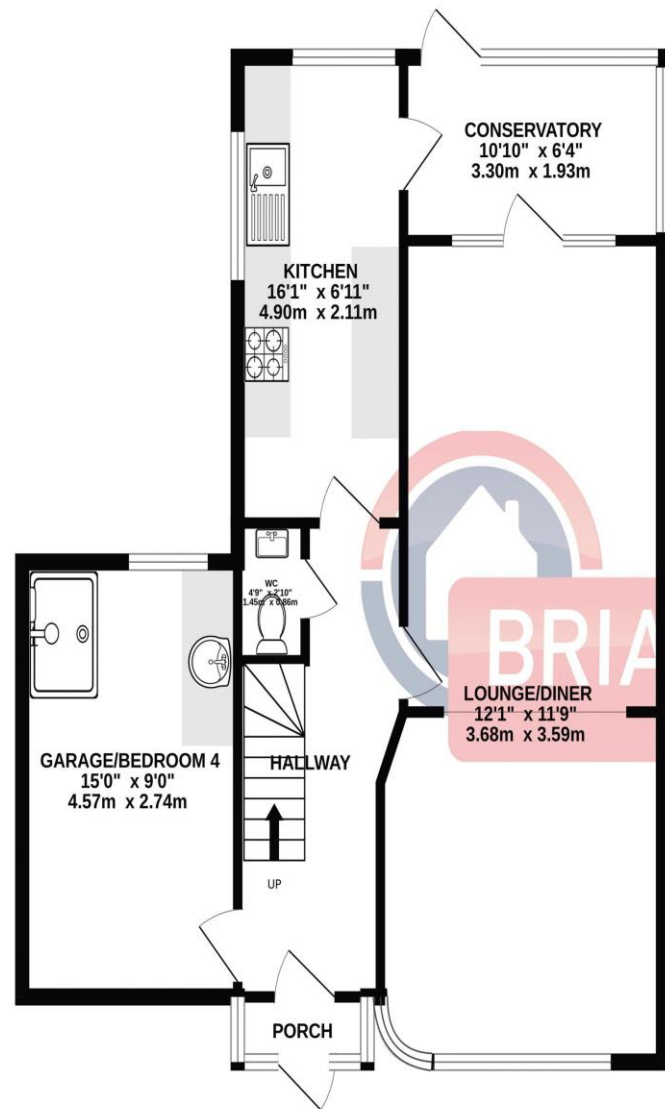
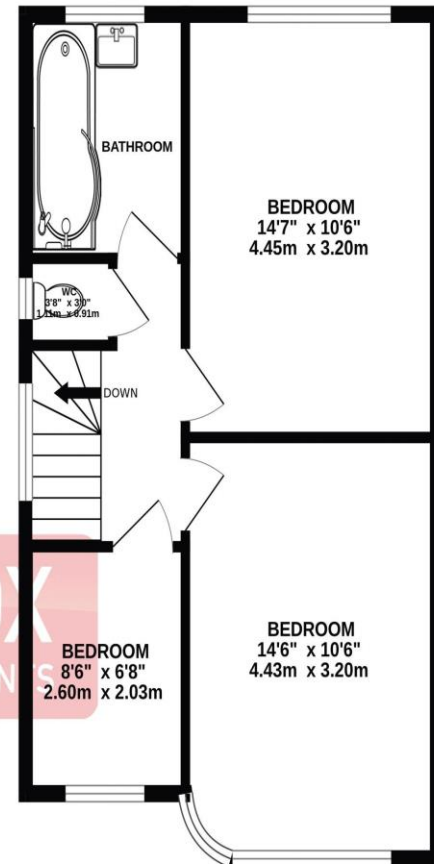


# the floorplan...

GROUND FLOOR  
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR  
484 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA: 1231 sq.ft. (114.4 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...

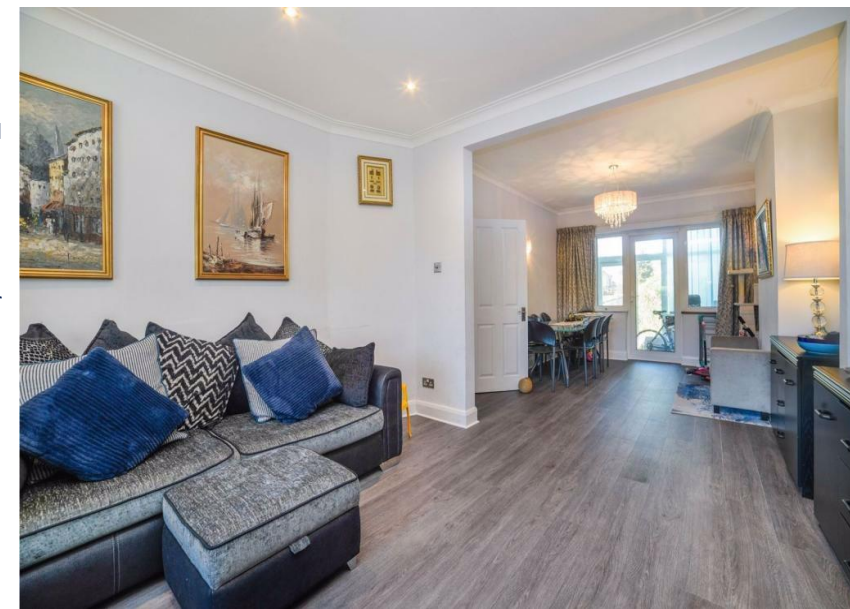
call: **Brian Cox Harrow: 0208 912 0006**  
email: [james.legrove@brian-cox.co.uk](mailto:james.legrove@brian-cox.co.uk)  
web: [www.brian-cox.co.uk](http://www.brian-cox.co.uk)



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



Brian Cox & Co are delighted to bring to the market an exceptional opportunity to acquire a beautifully presented 3/4 bedroom semi-detached family home, situated in a highly sought-after location on Alexandra Avenue, Harrow. Maintained in great condition throughout, this property offers a bright and spacious layout perfect for modern family living. The ground floor features a welcoming living area, a convenient downstairs W/C, and a standout feature: a thoughtfully converted garage. This self-contained space boasts its own kitchenette and shower room, making it ideal as an annex, a guest suite, or a premium home office setup. Upstairs, you will find three well-proportioned bedrooms and a contemporary family bathroom. Further benefits include a private front driveway comfortably accommodating 2 cars. To the rear, there is a fantastic, expansive garden offering plenty of space for children to play, gardening enthusiasts, or future extension potential (STPP). An absolute must see to fully appreciate the space and versatility on offer. Viewing highly recommended so call us now!!



£670,000  
Freehold

Alexandra Avenue, Harrow HA2 8PX

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/Four Bedrooms
- Garage via Own Drive
- Off Street Parking
- Potential to Extend (STPP)
- Large Garden
- Council Tax - D



### the location...

#### nearest stations ...

- Northolt Park (0.5 miles)
- South Harrow (0.6 miles)
- Rayners Lane (0.9 miles)



South Harrow is South-West of Harrow-on-the-Hill in the London Borough of Harrow and its development originally spread South and West from the hamlet of Roxeth because of easy access from Central London by rail.

Its areas include, in the West, the geometric garden estate of Shaftesbury Circus/Avenue and in the South, beyond this historic Heart, a newly developed Shopping Area, and the locality's own high street, Northolt Road.

There are many local schools in the area some include Alexandra School, Earlsmead Primary School, Petts Hill Primary School, Rooks Heath School and Northolt High School.

