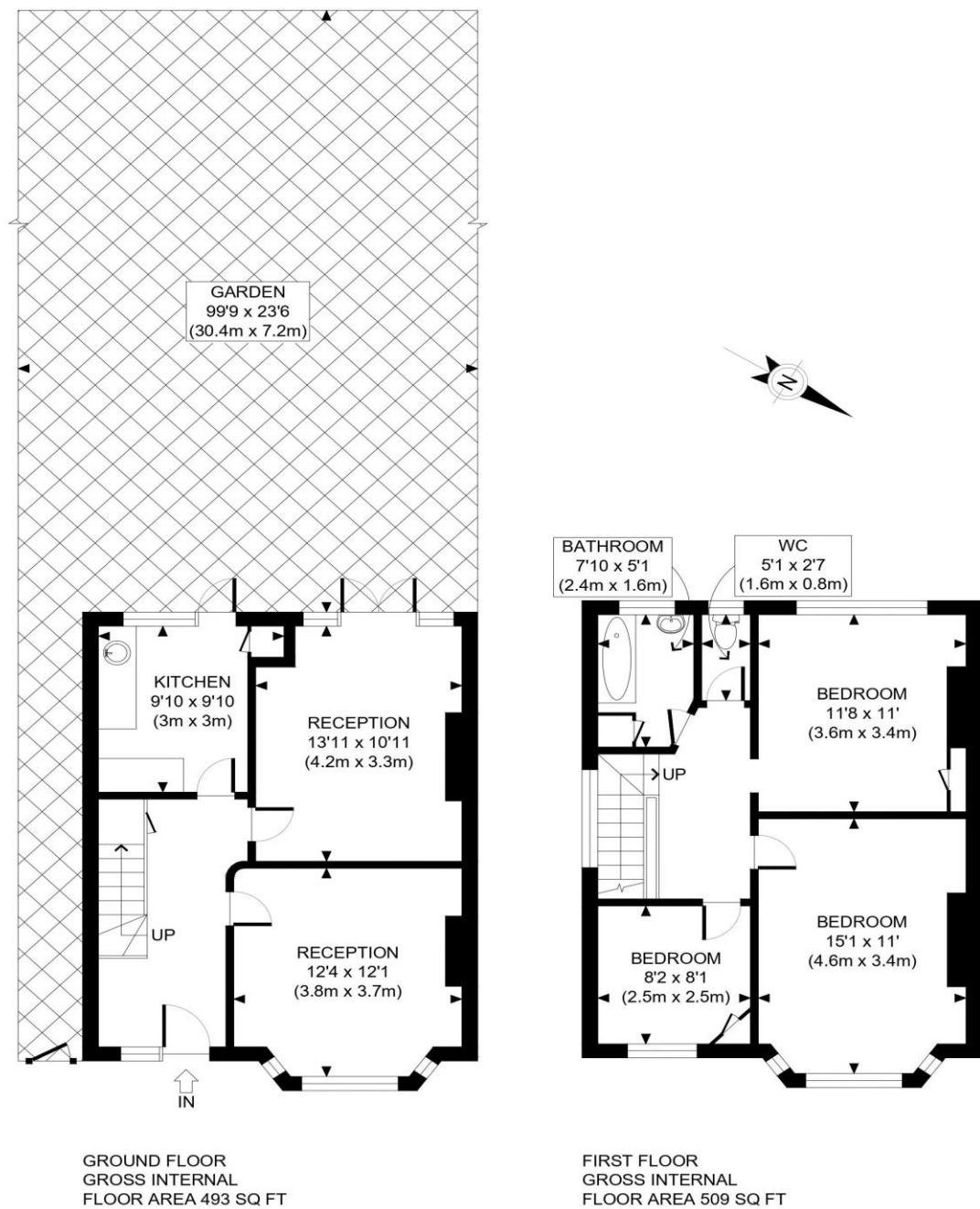


The Floorplan...



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
THE 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



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



A spacious three-bedroom end of terrace house ideally located just moments from West Harrow station (Metropolitan Line). Requiring modernisation, this property offers fantastic potential for buyers looking to create a home to their own taste. The accommodation comprises an entrance hallway, lounge, dining room, and kitchen. To the first floor are two generous double bedrooms, a single bedroom, and a family bathroom with separate WC. Further benefits include a private rear garden, off-street parking, and scope to extend (subject to the usual planning permissions). The property is offered with no onward chain. Ideally positioned close to a range of local amenities, the property is in the catchment area for Vaughan Primary School. Recreational facilities can be found nearby at West Harrow Recreation Ground, offering bowls, tennis, and basketball courts—perfect for families and outdoor enthusiasts alike. This is an excellent opportunity for families or investors to acquire a property in a sought-after location with significant potential.



Offers in Excess of
£525,000

The Gardens, Harrow HA1 4HE



In Brief...

- Three spacious Bedrooms
- End of Terrace
- In Need of Modernisation
- Own Drive & Close to Met Line
- Vaughan School Catchment
- Spacious 100ft Garden
- No Upper Chain



The Location...

Nearest Stations ...

- West Harrow (0.1 miles)
- North Harrow (0.6 miles)
- Rayners Lane (0.8 miles)

West Harrow is a suburban area of North West London, situated north-west of central Harrow within the London Borough of Harrow. West 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 in the area and churches.