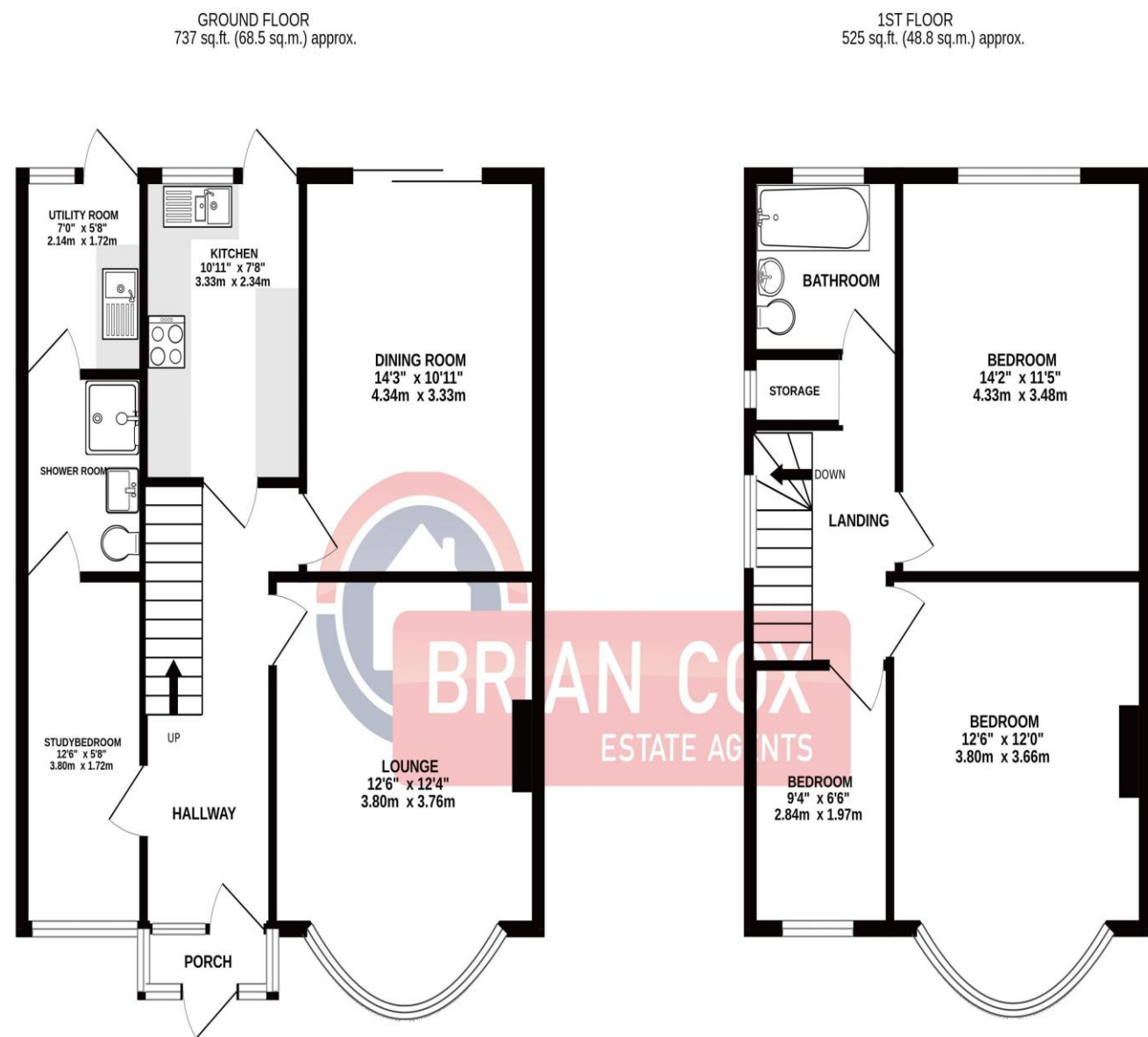


the floorplan...



TOTAL FLOOR AREA : 1262sq.ft. (117.2 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: 020 8912 0006**
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web: **www.brian-cox.co.uk**



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020 8912 0006
brian-cox.co.uk



Ideal for families seeking a ready-to-move-into home, this property offers well-presented accommodation arranged over two floors, complemented by off-street parking and a private, south facing rear garden.

The ground floor welcomes you with an entrance porch leading into a hallway, with stairs rising to the first floor. The modern kitchen provides a practical space for everyday cooking, while the spacious lounge offers an inviting setting for relaxing with family and entertaining guests. The ground floor also benefits from a flexible room that may be used as a bedroom/study, a shower room with WC, and a utility/storage area. To the rear, the dining room provides an excellent space for family meals and social occasions, creating a versatile layout suited to modern family living.

Upstairs, the property benefits from three bedrooms, offering flexibility for growing families, guests or those requiring a home office. The accommodation is completed by a family bathroom and a separate storage area, providing useful additional space for day-to-day living.

Externally, the property continues to impress with off-street parking to the front, offering convenient parking away from the road. To the rear, the private and well-maintained garden provides a lovely outdoor space for children to play, summer barbecues and relaxing in the warmer months.

Offered to the market with no onward chain, this attractive home also presents an excellent opportunity for buyers looking for a smoother and potentially quicker purchase.



£700,000
Freehold

Rusland Park Road, Harrow
HA1 1UR



in brief...

- Four Bedroom
- Semi-Detached Family Home
- Two Bathrooms
- No Chain
- Modern Interior Throughout
- Driveway Parking



the location...

nearest stations ...

Harrow & Wealdstone (0.3 miles) Bakerloo and Lioness Lines
 Harrow-on-the-Hill (0.6 miles) Metropolitan and National Rail
 West Harrow (0.9 miles) Metropolitan Line

The property is ideally situated within one of Harrow's most sought-after residential areas, offering a blend of period charm, leafy surroundings and excellent connectivity. The area is steeped in history and is renowned for the prestigious Harrow School, giving the neighbourhood a distinctive character and enduring appeal.

Residents enjoy easy access to Harrow Town Centre, where a wide range of shops, supermarkets, cafés, restaurants and leisure facilities can be found. Harrow-on-the-Hill Station provides Metropolitan Line and Chiltern Rail services into Central London, while excellent road links and nearby parks further enhance the area's appeal.

The property is well positioned for a selection of highly regarded schools, making it an excellent choice for families. Popular local options include the very local Marlborough Primary School, St Jerome's Bilingual School, Norbury School, Hatch End High School and the renowned Nower Hill High School, while the world-famous Harrow School further enhances the area's long-established reputation for educational excellence.