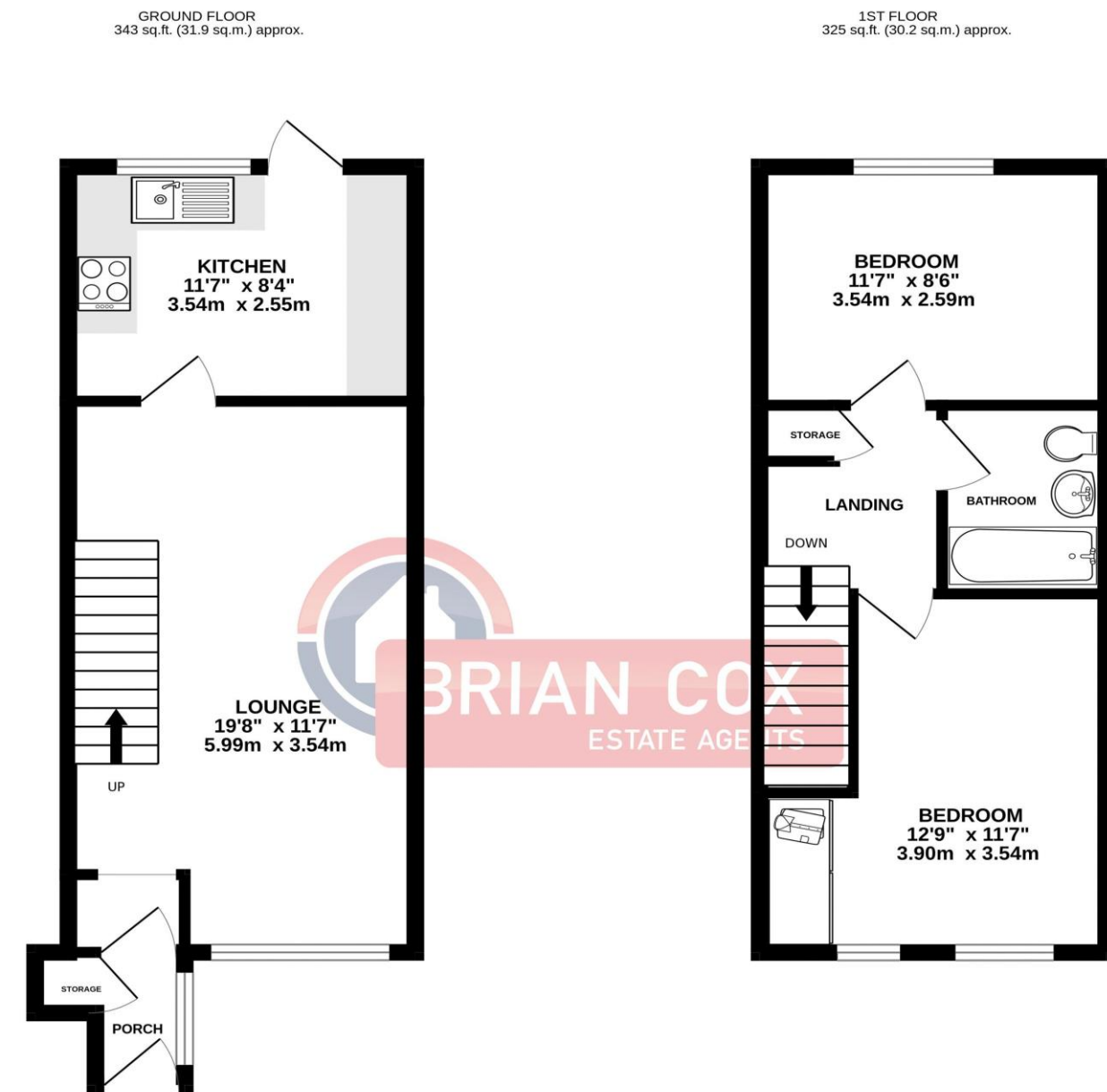


the floorplan...



TOTAL FLOOR AREA : 668 sq.ft. (62.1 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**
email: **info@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.



020 8912 0006
brian-cox.co.uk



Brian Cox is delighted to offer to the market with no onward chain, this well-presented two double bedroom freehold terraced home. This represents an ideal opportunity for first-time buyers looking to step onto the property ladder.

The accommodation comprises a spacious 19ft lounge, providing plenty of room to relax and entertain, alongside a recently refurbished kitchen finished to a modern standard. Upstairs, the property offers two generous double bedrooms and a well-appointed family bathroom.

Further benefits include gas central heating, double glazing throughout and a private rear garden, creating the perfect space for outdoor dining, entertaining or simply unwinding.

Conveniently located and ready to move straight into, this fantastic home combines comfort, practicality and excellent value, making it an ideal first purchase. Early viewing is highly recommended.



£450,000
Freehold

Rufford Close, Harrow
HA3 8UX



in brief...

- Two double bedrooms
- Freehold Terraced House
- Private Rear Garden
- No Chain
- Double Glazed / Gas Central Heating
- Convenient Location



the location...

nearest stations ...

Kenton (0.2 miles)
Northwick Park (0.3 miles)
Harrow-on-the-Hill (0.8 miles)

Kenton is an area in North West London, England, partly in the London Borough of Harrow and partly in the London Borough of Brent.

Kenton is served by three train stations, these are Kenton Station (Bakerloo Line & Watford DC Line), South Kenton Station (Bakerloo Line & Watford DC) and Northwick Park Station (Metropolitan Line)

Shopping needs are well catered for with the nearby Sainsbury's supermarket, offering a wide selection of groceries and household essentials. Healthcare services are also easily accessible, with Northwick Park Hospital located just a short distance away, providing comprehensive medical services including a 24-hour Accident & Emergency department.

There are many local primary schools with good or higher Ofsted report some of these include Elmgrove Primary School & Nursery, Mount Stewart Junior School, Norbury School and Uxendon Manor Primary School.

If you have older children there are also local secondary schools also nearby some of these include Harrow High School, St Gregory's Catholic Science College and The Jubilee Academy.

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