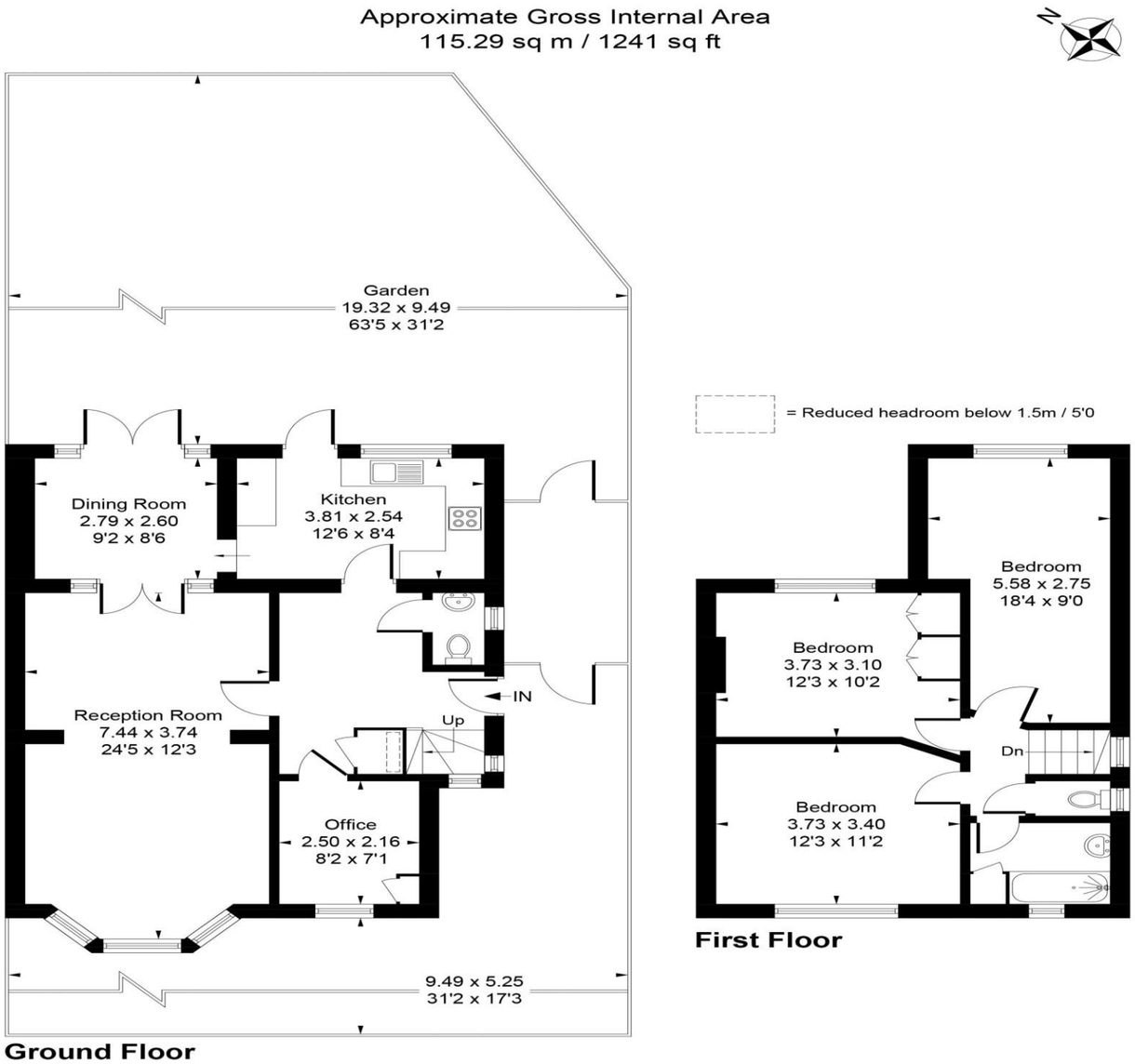
the floorplan…



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Produced for Brian Cox

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 and Company are delighted to offer to the market this well-presented and generously proportioned three double bedroom semi-detached family home, ideally situated close to Harrow & Wealdstone Station and a range of local amenities.

Offered in good condition throughout, this attractive home benefits from both a full-width single-storey rear extension and a part double-storey extension, providing excellent additional living space and making it ideal for growing families. The ground floor comprises a welcoming entrance hallway, convenient downstairs W/C, a useful office/study, bright and spacious 24ft lounge, separate dining room and a fitted kitchen. The generous living accommodation provides plenty of flexibility for both everyday family life and entertaining. To the first floor are three well-proportioned double bedrooms, together with a family bathroom and a separate W/C.

Externally, the property benefits from a well-maintained rear garden, providing a pleasant outdoor space for relaxing, entertaining and family enjoyment. Further benefits include double glazing and gas central heating.

Perfectly suited to families seeking a bright spacious home with excellent living accommodation, this property offers a fantastic combination of space, practicality and convenience, with Harrow & Wealdstone Station and local amenities within easy reach.

Early viewing is highly recommended to fully appreciate the space and potential this family home has to offer.



Offers in Excess of
£650,000

Princes Drive, Harrow
HA1 1XH







in brief...

- Three Double Bedroom
- Semi-Detached Family Home
- Off Street Parking
- Extended
- Office/Study
- Private Rear Garden











the location...

nearest stations ...

Harrow & Wealdstone (0.1 miles)
Harrow-on-the-Hill (0.9 miles)
Headstone Lane (1.1 miles)

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.

020 8912 0006

brian-cox.co.uk