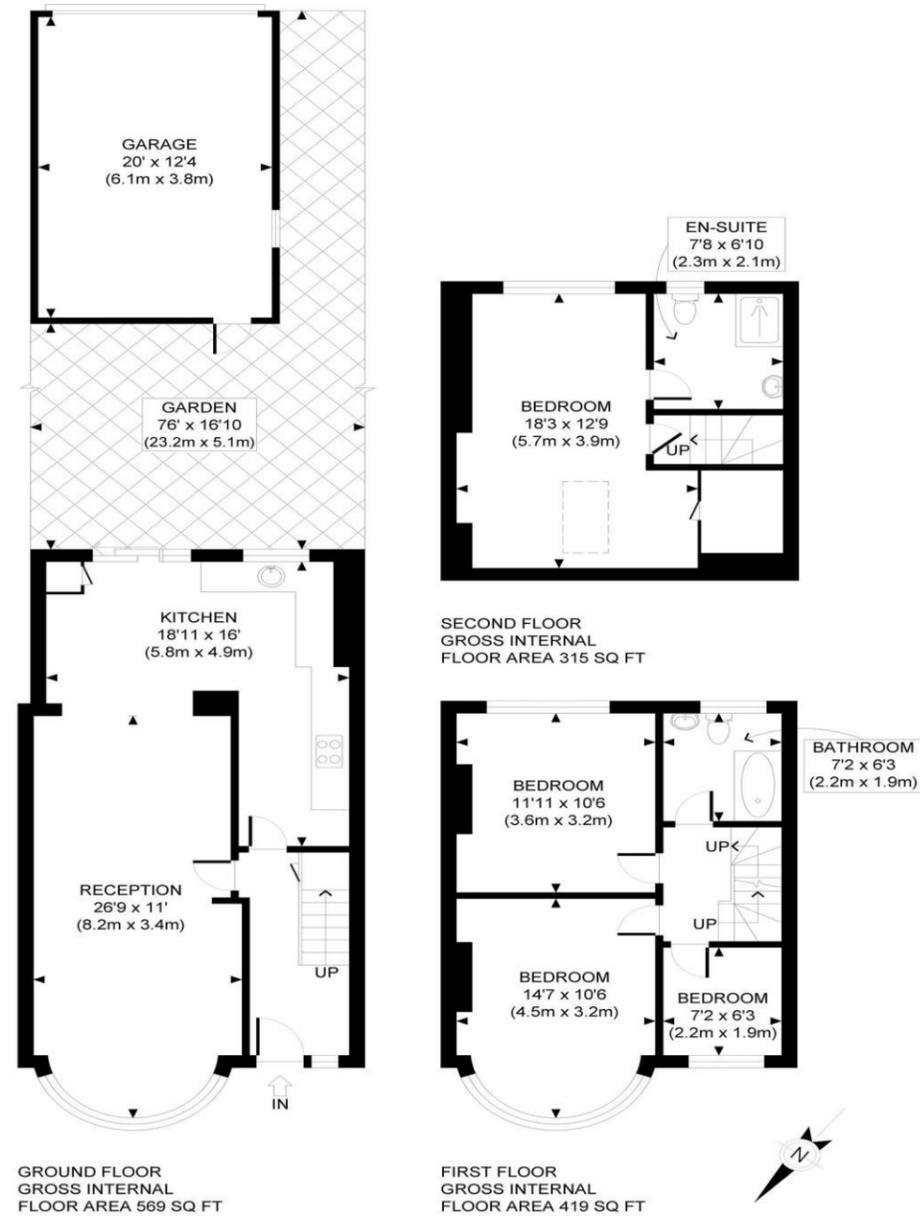


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1550 SQ FT/ 144 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1303 SQ FT/ 121 SQM

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 STEP SHOP FOR PROPERTY MARKETING

## More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**

Email: [nhadmin@brian-cox.co.uk](mailto:nhadmin@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 Estate Agents are delighted to present this exceptionally well-presented four-bedroom, two-bathroom terraced property, situated within the ever-popular Nash Estate in Rayners Lane, close to shopping facilities, highly regarded schools including Heathland School, and excellent transport links. The accommodation comprises an entrance hallway, reception room, dining room with open-plan fitted kitchen/breakfast room, four well-proportioned bedrooms, an en-suite bathroom, and a family bathroom. Further benefits include gas central heating, double glazing, off-street parking, a double garage, and an attractive 80ft rear garden.



£599,950

Freehold

Minehead Road, Harrow HA2 9DR

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...

- Four-bedroom Terraced property
- Close to shops, schools and transport
- Delightful Open-plan fitted kitchen/breakfast room
- Spacious bedroom with en-suite
- Heathland school Catchment
- Off-street parking and double garage
- Attractive 80ft rear garden



## The Location...

### Nearest Stations ...

Rayners Lane (0.5 Miles)  
North harrow (1.3 Miles) Eastcote (1.4 Miles)

Rayners Lane is a suburban district in the London Borough of Harrow in North West London between Pinner and West Harrow. Despite being a relatively small area, it boasts many retail chains, mainly due to the presence of the tube station. The area also has its own football club, Rayners Lane F.C. who currently play in the Hellenic Football League. There are many local schools nearby some of these include Newton Farm Nursery, Infant and Junior School, Roxbourne Primary School, Newnham Junior School, Avanti House School and Rooks Heath College.