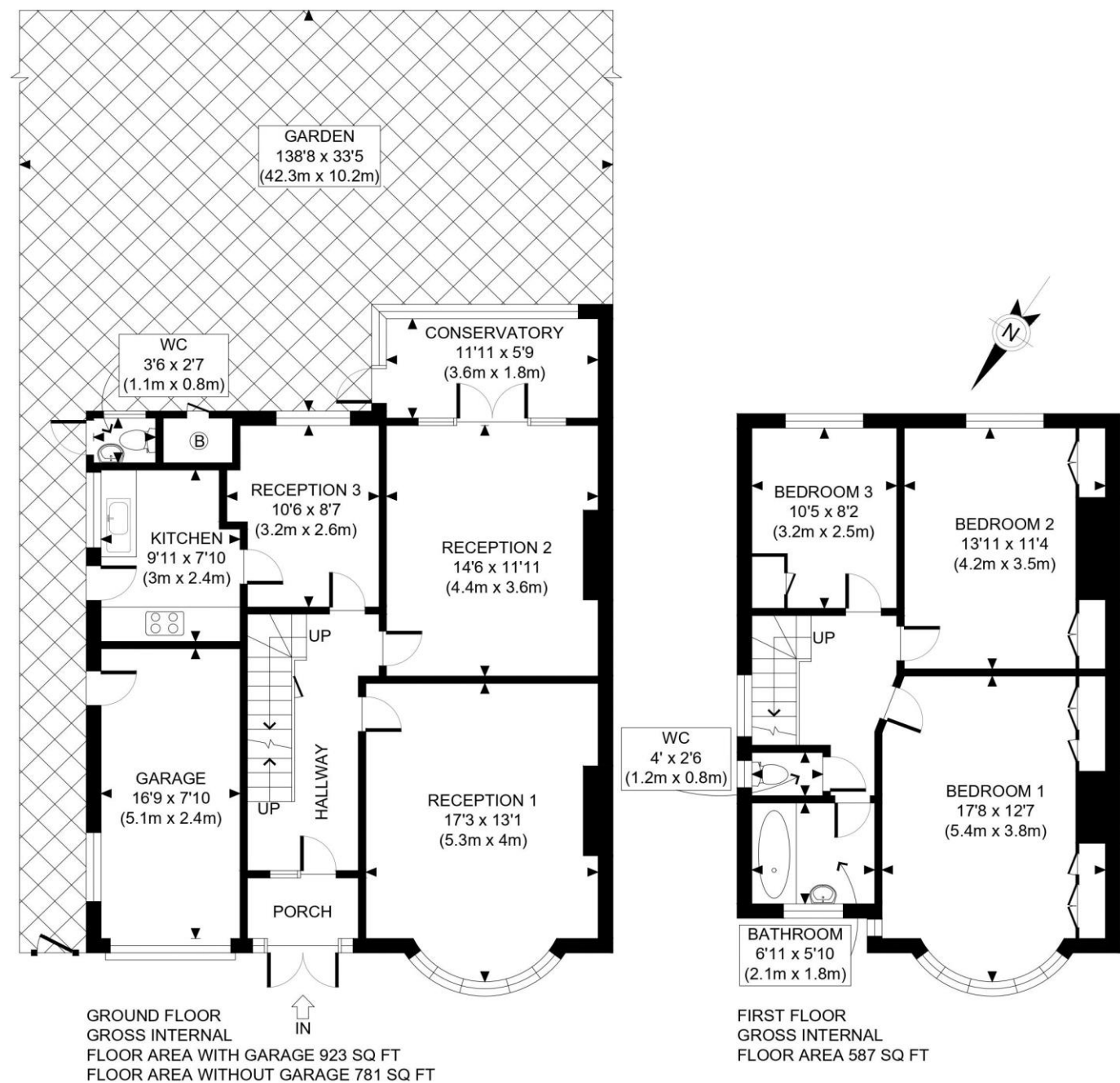


# The Floorplan...



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.

## 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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**LARGE THAN AVERAGE OVER 1500 SQUARE FT**  
This spacious and ideally located three bedroom semi detached property enters the market with Brian Cox Estate Agents. The property is situated close to shopping facilities, Metropolitan Line Train Station, sought after schools including Pinner Park and Nower Hill. Accommodation: porch, entrance hall, spacious lounge, dining room onto conservatory, fitted kitchen and breakfast room. Upstairs are three good sized bedrooms and family bathroom and separate wc. Further benefits include gas central heating, double glazing, garage and an attractive 140ft rear garden.



£725,000  
Freehold

Woodberry Avenue, North Harrow HA2 6AU

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...

- Three Good Sized Bedrooms
- Sought After Road
- Pinner Park catchment Area
- Spacious Room Sizes
- Potential to extend STPP
- 140ft Garden
- No Upper Chain



## The Location...

### Nearest Stations ...

North Harrow (0.3 miles)  
Headstone (0.8 miles)  
West Harrow (0.6 miles)

North Harrow is a suburban area of North West London, situated North-West of Central Harrow within the London Borough of Harrow. North 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 and churches in the area. There are many local schools in the area with a good or higher Ofsted report some of these include Vaughan Primary School, Norbury School, Marlborough Primary School and Longfield Primary School.