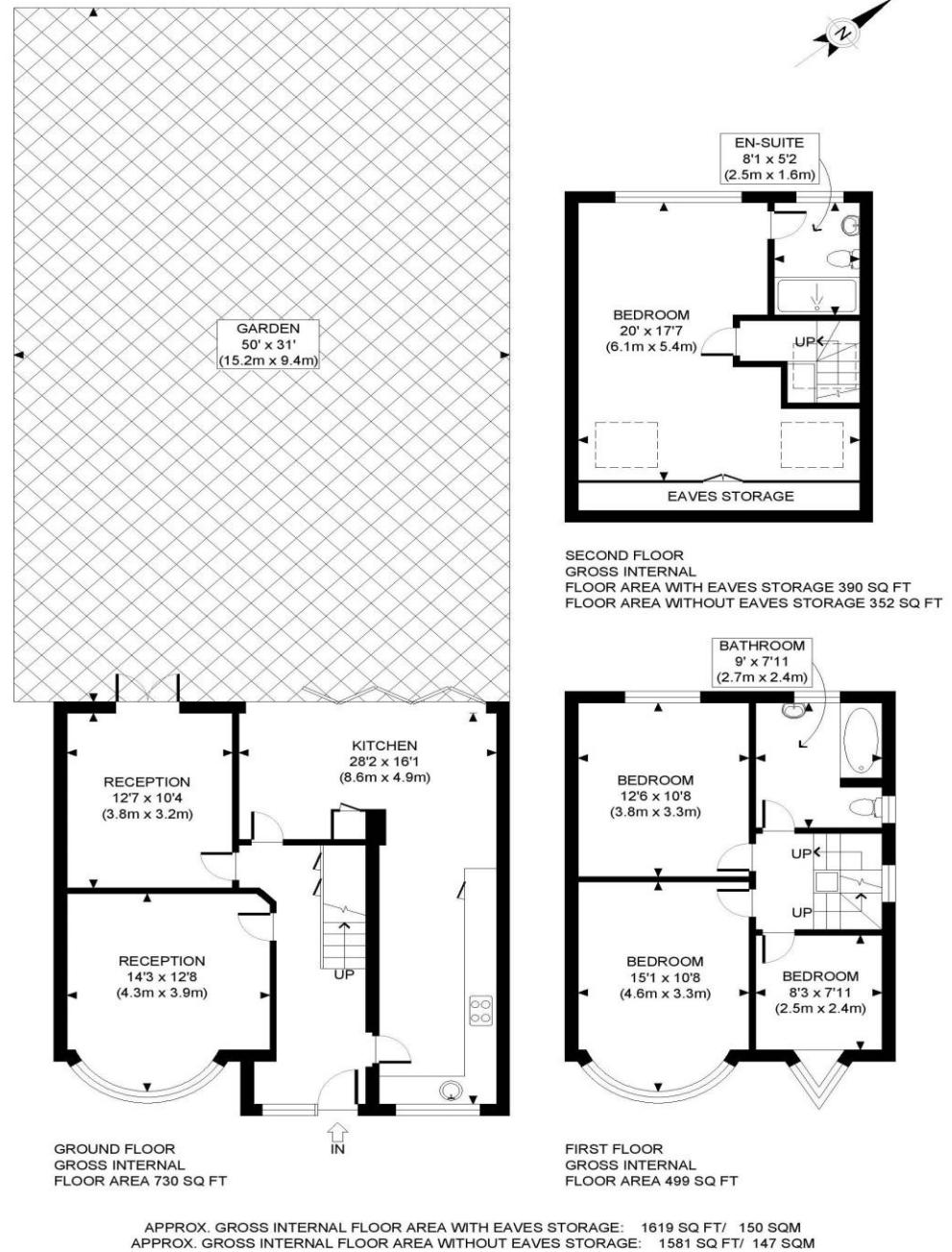


# The Floorplan...



**PROPERTY PHOTO PLANS**.CO.UK  
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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  
**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.



0203 866 6640  
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NEW KITCHEN & LUXURY BATHROOMS

This beautifully extended four-bedroom, two-bathroom semi-detached family home is offered by Brian Cox Estate Agents and is ideally located in a quiet cul-de-sac close to shopping facilities, the Metropolitan Line station, and highly regarded schools including Vaughan School and Nower Hill. The property features a welcoming entrance hall, spacious lounge, separate sitting room, and a stunning open-plan fitted kitchen/dining room. Upstairs offers four well-proportioned bedrooms, including a principal bedroom with en-suite, and a luxurious family bathroom. Recently refurbished to a high standard throughout, the home further benefits from gas central heating, double glazing, a private driveway, and a delightful 50-ft rear garden. A turnkey family home in a sought-after location, ready to move straight into.



£799,950

Elm Close, North Harrow HA2 7BT



## In Brief...

- Stunning Four Bedroom Semi
- Two Bathrooms
- New Kitchen and Bathrooms
- Sought After Road
- Amazing Family Home Quality Finish
- No Upper Chain



## The Location...

### Nearest Stations ...

West Harrow (0.4 miles)  
North Harrow (0.5 miles)  
Rayners Lane (0.5 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 exceptional schools in the area.