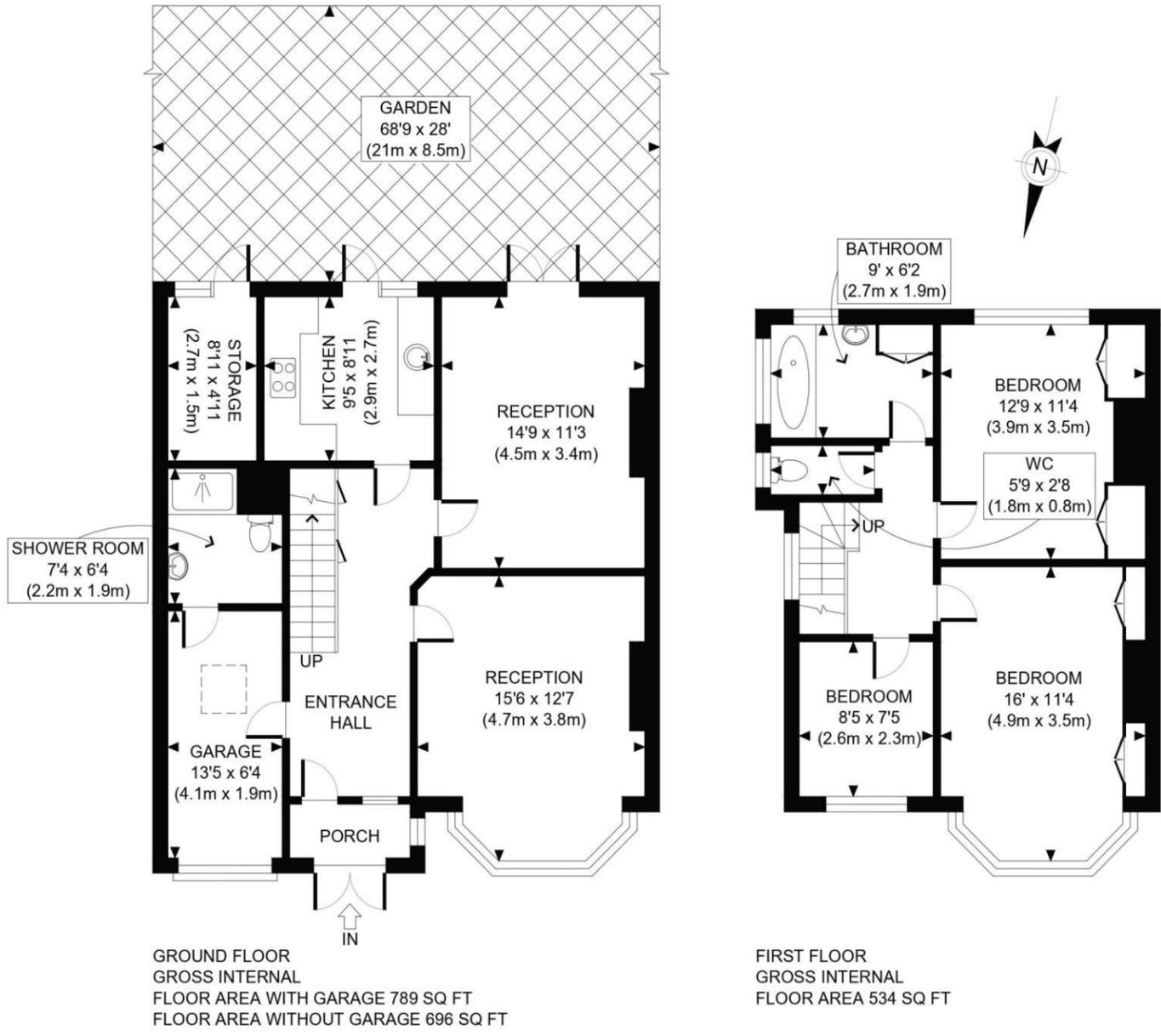


# The Floorplan...



APPROX. GROSS INTERNAL FLOOR AREA WITH GARAGE: 1323 SQ FT/ 123 SQM  
 APPROX. GROSS INTERNAL FLOOR AREA WITHOUT GARAGE: 1230 SQ FT/ 114 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.

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## 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)



0203 866 6640  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox Estate Agents are delighted to offer this spacious four-bedroom semi-detached home located in a sought-after part of North Harrow. Offered to the market chain free, the property boasts spacious interiors, flexible living accommodation, and a large rear garden — perfect for growing families. Originally a three-bedroom home, this property has been extended and improved with a garage conversion, now serving as a generous fourth bedroom on the ground floor. This property offers great potential and it is located on this sought after side road just minutes away from North Harrow High Street & Station. Features include potential to extend STPP, three large bedrooms, large private rear garden, no upper chain, off street parking and downstairs bedroom. The property is within easy walking distance of North Harrow high street and station (Metropolitan Line) and 0.4 miles away from the sought after Longfield Primary School.



£725,000  
 Freehold

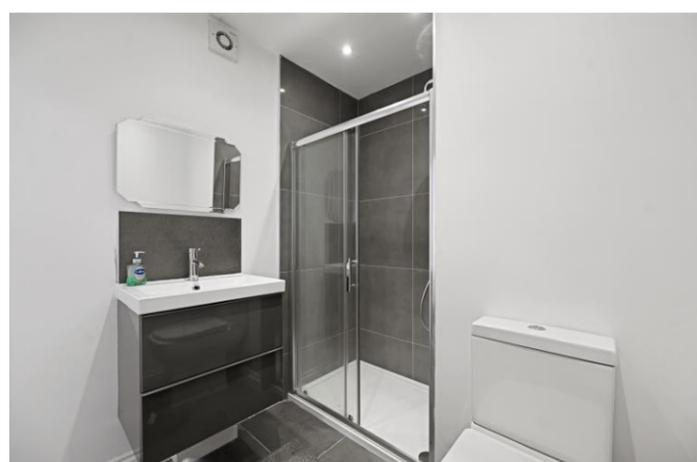
Church Drive, North Harrow HA2 7NR

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 Semi Detached House
- Off Street Parking
- Good Condition Throughout
- Potential To Extend (STPP)
- Off Street Parking
- EPC Rating D & Council Tax Band E
- No Upper Chain



## The Location...

### Nearest Stations ...

- North Harrow (0.3 miles)
- West 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 & independent specialist shops. There are several schools in the area and churches.