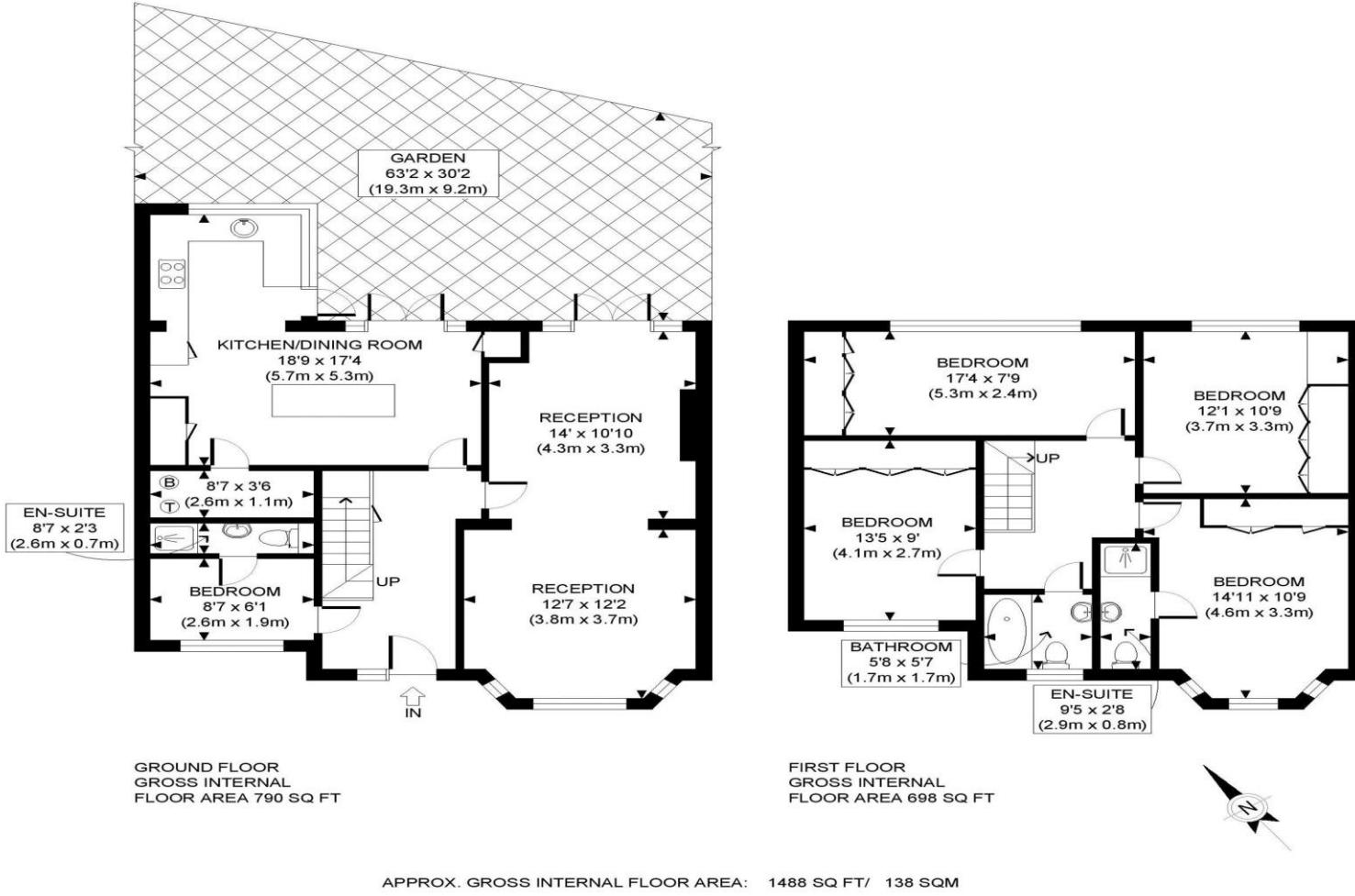


# The Floorplan...



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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:** Azi.Rahman@brian-cox.co.uk  
**Web:** [www.brian-cox.co.uk](http://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  
[brian-cox.co.uk](http://brian-cox.co.uk)



Brian Cox & Company are delighted to offer this four/five bedroom house which is nestled on one of the most sought-after roads in North Harrow. This delightful four/five-bedroom semi-detached house offers a perfect blend of space, comfort, and convenience. This charming home is ideally located within walking distance of excellent local schools, the station, and a variety of shops, making it an ideal choice for families and commuters alike. Upon entering, you are greeted by a bright and spacious hallway, setting the tone for the rest of the home. The hallway leads directly onto the separate front reception room, creating a welcoming and airy space to relax or entertain. Adjacent to the reception is the lovely



Offers in Excess of  
£900,000

Woodlands, Harrow HA2 6EL



## In Brief...

- Four Bedroom Semi Detached House
- Off Street Parking For Three Cars On The Drive
- Further Potential To Extend (STPP)
- Located On One Of The Best Roads In North Harrow On The Cusp Of Pinner
- Catchment Area for Outstanding Ofsted Report Schools Such as St John Fisher and Nower Hill
- Great Condition
- EPC Rating C & Council Tax Band E



## The Location...

### Nearest Stations ...

North Harrow (0.2 miles)  
West Harrow (0.7 miles)  
Pinner (0.9 miles)

North Harrow is a suburban area of North West London, North Harrow & Pinner Train Station is a London Underground Station's are situated within walking distance. 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 many local schools in the area some of these include , Nower Hill school, St John Fisher Catholic Primary School, Longfield Primary School, Pinner Park Junior School and Vaughan Primary School.