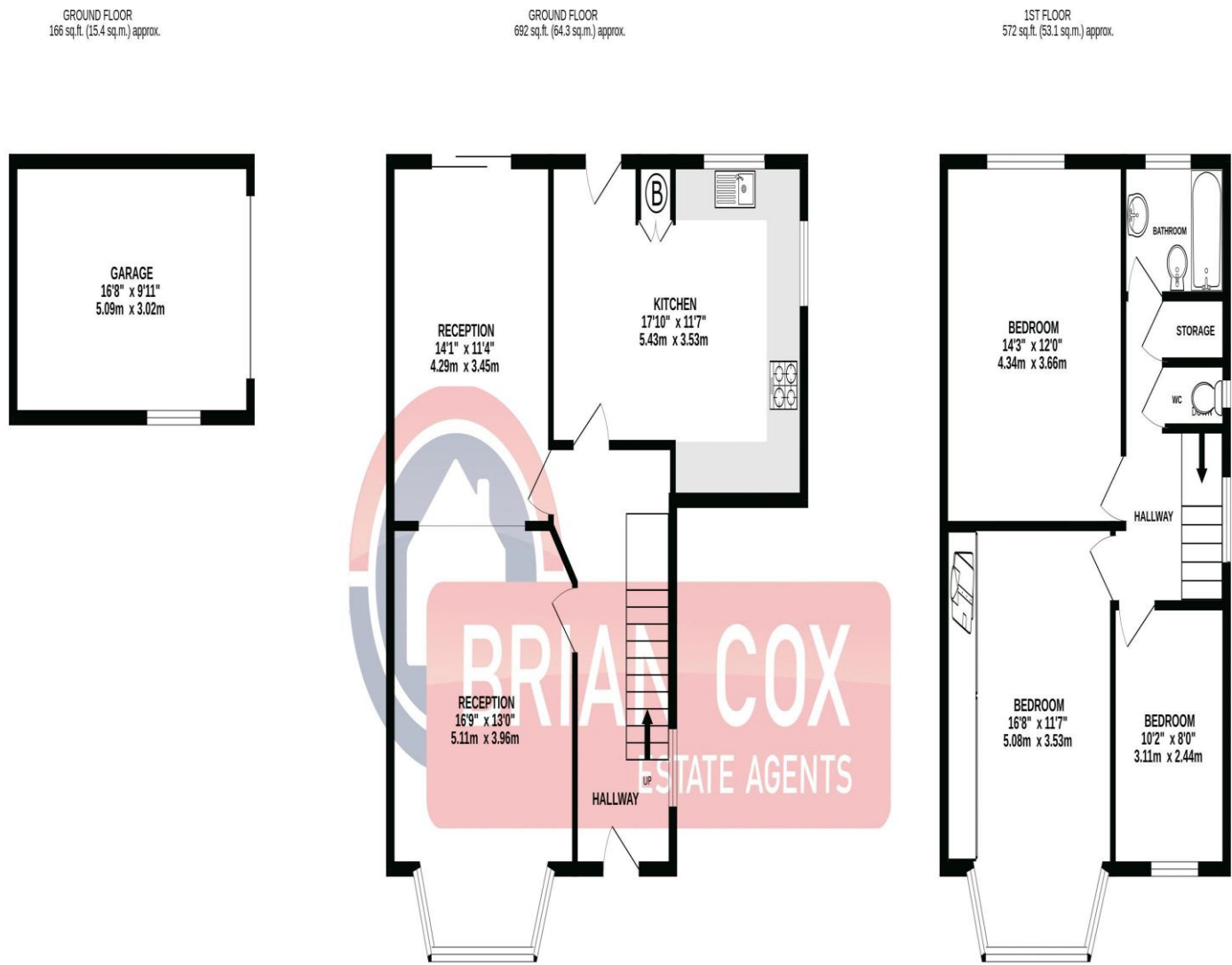


the floorplan...



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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more details from...

call: **Brian Cox Greenford: 0208 912 0006**
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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.



0208 912 0006
brian-cox.co.uk



Brian Cox and Company are delighted to bring to the market this well-presented three-bedroom semi-detached family home situated on one of Sudbury's highly sought-after roads. Occupying a unique and generous plot, this property offers excellent potential to extend (STPP) as it benefits from having a wide side access from the front garden to the rear garden. Making it an ideal opportunity for growing families or investors alike. The accommodation comprises a welcoming and notably wide entrance hallway, benefiting from useful understairs storage, leading through to a bright and spacious through lounge providing ample space for both living and dining. To the rear is an extended modern fitted kitchen, offering practical and contemporary living with access to the garden. Upstairs, the property features two well-proportioned double bedrooms, a good-sized third bedroom, a family bathroom, a separate WC, and an additional storage cupboard, enhancing everyday functionality. Externally, the home boasts both front and rear gardens, a good-sized rear garden ideal for families and entertaining, and a garage to the rear. Further benefits include double glazing, gas central heating, and the property is offered chain free, allowing for a smoother and quicker purchase. All in all, this is a fantastic opportunity not to be missed. Call NOW to arrange your viewing today!!!



£725,000
Freehold

Priory Gardens, Wembley HA0 2QG



in brief...

- Three Bedroom
- Semi-Detached
- Unique Plot
- Potential to Extend (STPP)
- Chain Free
- Sought After Location



the location...

nearest stations ...

Sudbury Hill Harrow - British Rail to Marylebone (0.4 miles)
 Sudbury Hill Underground Station - Piccadilly Line (0.5 miles)
 Sudbury & Harrow Road - British Rail to Marylebone (0.6 miles)

Priory Gardens is a sought after road which is on the borders of Harrow with its landmark school located in Harrow on the Hill. Sudbury is a suburb in the London borough of Brent and Harrow, located in North West London, United Kingdom.

Sudbury is an historical area having once extended from the 'South Manor- Sudbury' (thought to have been on Harrow Hill) to the area that is now known as Wembley Central.

There are many local schools nearby with a good or outstanding Ofsted report, including St George's Primary School, Sudbury Primary School, Horsenden Primary School, Wembley High Technology College and Harrow High School.