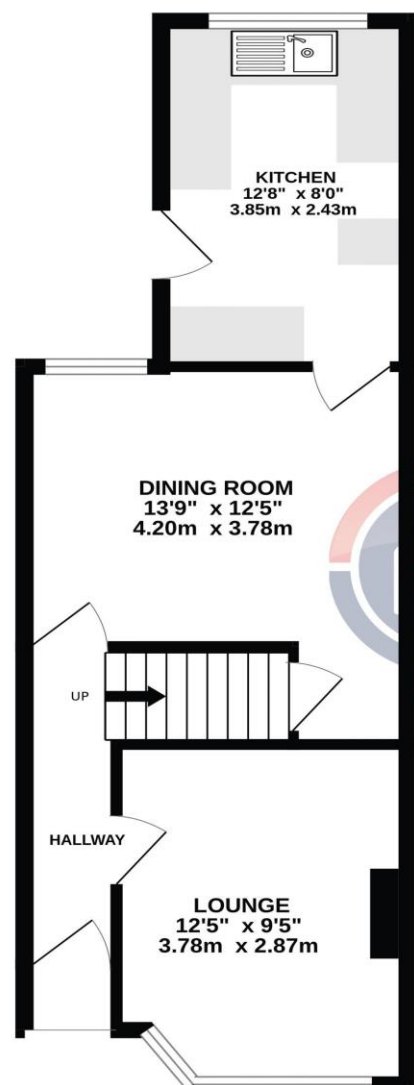
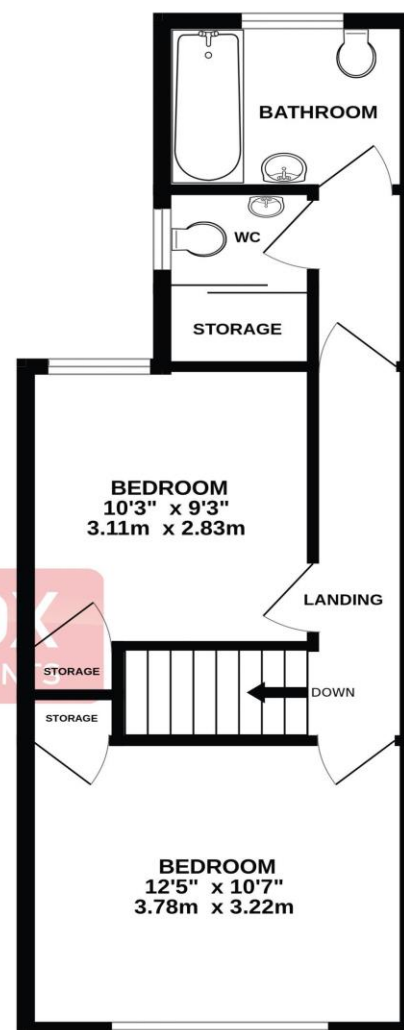


the floorplan...

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



BRIAN COX
ESTATE AGENTS

TOTAL FLOOR AREA : 813 sq.ft. (75.6 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 Harrow: 020 8912 0006
email: info@brian-cox.co.uk
web: www.brian-cox.co.uk



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020 8912 0006
brian-cox.co.uk



Brought to the market by Brian Cox and Company and situated in a sought-after residential location, this well-presented two double bedroom terraced home offers spacious accommodation throughout and is available with the added benefit of no onward chain.

The ground floor comprises a welcoming front reception room, a separate dining room with useful under-stairs storage, and a door leading through to a neutral fitted kitchen overlooking the rear garden. The private rear garden provides an ideal outdoor space for relaxing, entertaining, or family enjoyment.

To the first floor are two generous double bedrooms, a family bathroom, and the added convenience of a separate WC. Further benefits include double glazing, gas central heating, and excellent potential to extend, subject to the necessary planning permissions (STPP), making this an ideal opportunity for first-time buyers, families, or investors alike.

Conveniently located close to local amenities, well-regarded schools, transport links, and shopping facilities, this attractive home combines comfortable living with excellent future potential. Early viewing is highly recommended.



£475,000
Freehold

Butler Road, Harrow
HA1 4DX



in brief...

- Two Bedroom
- Freehold Terraced House
- No Onward Chain
- Double Glazed / Gas Central Heating
- Private Rear Garden
- Potential to Extend (stpp)



the location...

nearest stations ...

West Harrow (0.2 miles)
Harrow-on-the-Hill (0.6 miles)
North Harrow (0.7 miles)



Butler Road is located in West Harrow Village. A quiet residential setting with tree-lined streets, yet just moments away from West Harrow tube station and along with green open space of West Harrow Park with recreation facilities like tennis, bowls, a playground and summer events. There is easy access to all local amenities and close walking proximity to Harrow-On-Hill Town Centre.

The area is renowned within a catchment area for its excellent Ofsted "outstanding" primary schools including Vaughan school and St Anselm's as well as secondary schools Whitmore and Nower Hill high school as well as including St Dominic 6th College together with independent schools such as The John Lyon School and the famous Harrow School.

West Harrow station (Metropolitan line) offers superb transport links into Central London. The fast and direct train only takes 14 minutes from Harrow-On-Hill station to Marylebone and 28 minutes to St Pancras International for the Eurostar. Also, Rayners Lane Station offers the Piccadilly line to Heathrow airport, providing quick and easy access across London.

