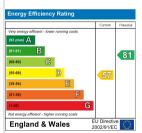


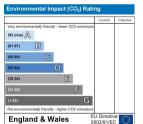
### Floor Plan



Daniels are pleased to present this threebedroom end-of-terrace home, offered to the market with no upper chain. The property benefits from substantial potential to extend (STPP), with a generous garden that extends to both the rear and side. Internally, the house features two reception rooms and three double bedrooms, making it an ideal purchase for growing families or those seeking a home with scope to add value.

Situated on Herga Road, a residential street lined with similar style homes, the property is ideally located for Harrow & Wealdstone Station (Bakerloo Line & Overground), providing fast and direct connections into Central London. The area is well-served by excellent schools including Marlborough Primary, Elmgrove Primary, and Whitefriars, while local bus routes offer convenient travel across Harrow. Families will also appreciate being just minutes from Harrow Leisure Centre, with its wide range of gym and sports facilities.











These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

# Sudbury

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PINK PLAN

Floor plan produced in accordance with RICO Property Measurement 7,00 Edition. Although Plank Plan Ltd enzument the highest level of Bookuray, measurements of doors, windows and room are approximate and on exponedible in blate for feer, or con-or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure local is for inflint guidance only and should not be relied on as a basic or valuation.

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