



Important Notice

Copse Farm Limited, their clients and any sales agents have prepared these particulars in good faith to give a fair description of the property, and give notice that:- i) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. ii) All areas, measurements and distances are approximate. The text, photographs, floor plans and other plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents of services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Photographs taken February 2005 and particulars prepared March 2005.

2 Brookshill Cottage



Brookshill Drive, Harrow Weald, Middlesex HA3 6SB



Occupying a prominent position in one of Harrow Weald's most sought after private roads, this well presented and substantial semi-detached house dates from the early 1900's. Set within a conservation area and surrounded by protected Green Belt agricultural land, Brookshill Cottage provides a rural setting, yet is close to local hops and amenities. (1 mile)



2, Brookshill Cottage has recently been professionally refurbished to a high standard, including:
 New Arthur Bonnet kitchen with granite worktops.
 New appliances in kitchen including oven, hob, cooker hood, fridge/freezer, dishwasher, washing machine/dryer.
 New bathrooms.
 New solid wood floors to the living room and study.
 New carpets throughout the first floor.
 New gas central heating boiler.
 Network cabling to all main rooms.
 Ceramic tiling in entrance hall, cloakroom, kitchen, breakfast room and bathroom.
 The property also features replacement uPVC double glazing in most rooms.



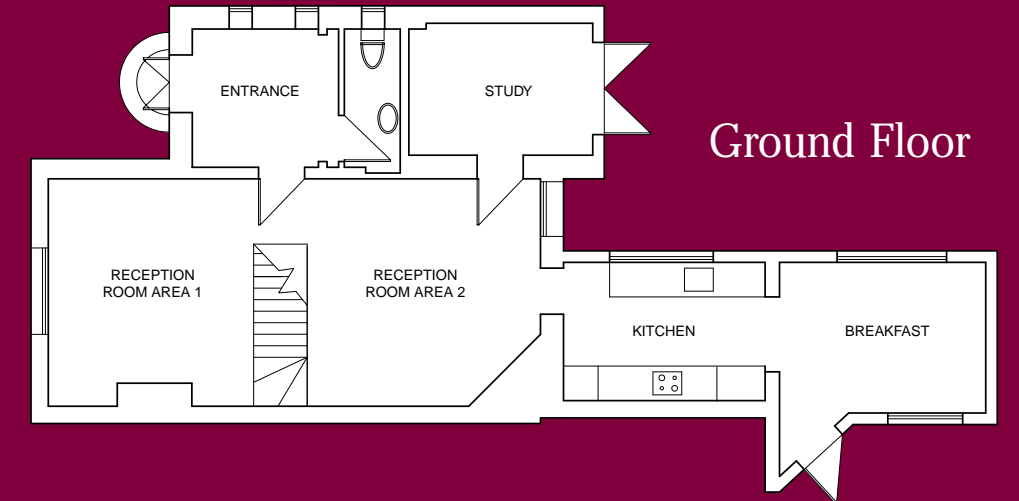
Accommodation:

Arched, solid wood, double entrance doors.
 Entrance Hall.
 Guest Cloakroom.
 Large through reception room with dining area.
 Study.
 Kitchen.
 Breakfast Room.

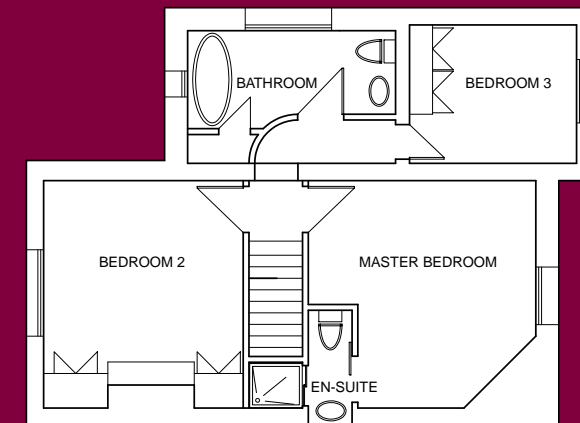
Feature staircase.
 Landing.
 Master Bedroom with en-suite shower/wc.
 Bedroom 2 with built in wardrobes.
 Bedroom 3 with built in wardrobes.
 Family bathroom.

Externally:
 Gated driveway with parking spaces for at least two cars.
 Low maintenance front garden.
 Study terrace.
 Kitchen patio.
 Secluded raised lawn.

Curtains and blinds in living room, kitchen, study, downstairs cloakroom, bedrooms and bathroom to be included.



Ground Floor

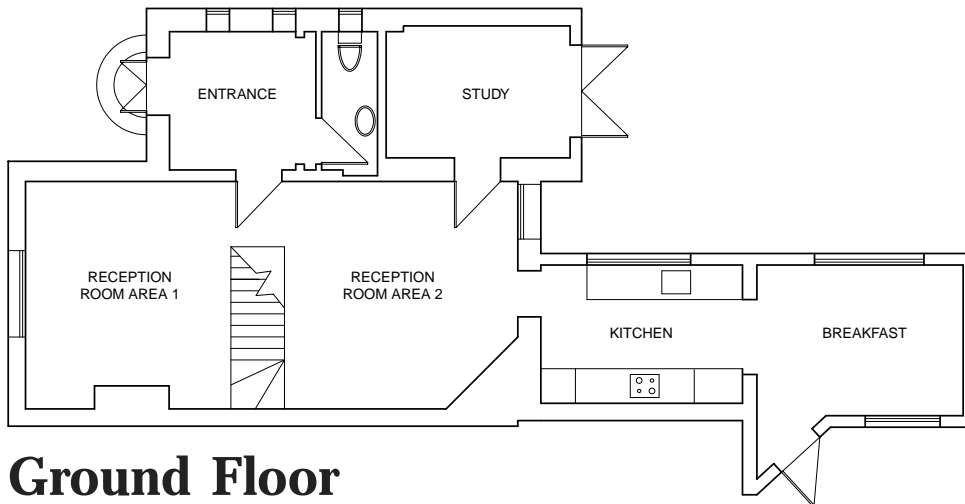


First Floor



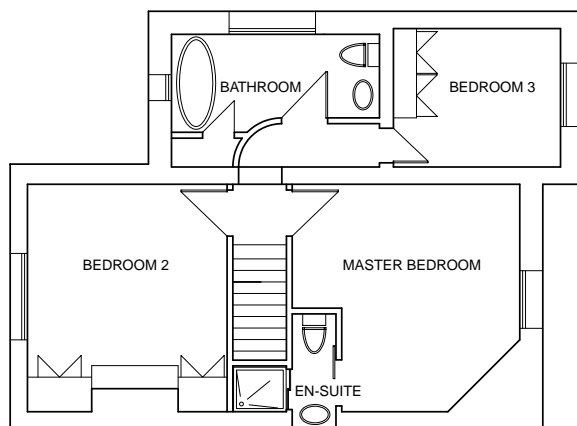
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Ground Floor

Entrance	2.54 x 2.40 m	8'4" x 7'10"
Reception Room Area 1	4.05 x 3.95 m	13'3" x 12'11"
Reception Room Area 2	3.57 x 3.95 m	11'8" x 12'11"
Study	3.20 x 2.30 m	10'5" x 7'6"
Kitchen	3.50 x 2.40 m	11'5" x 7'10"
Breakfast Room	3.58 x 2.62 m	11'8" x 8'7"



First Floor

Master Bedroom	3.95 x 3.93 m	12'11" x 12'10"
Bedroom 2	3.57 x 3.44 m	11'8" x 11'3"
Bedroom 3	2.90 x 2.28 m	9'6" x 7'5"

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