



## Langland Crescent

Stanmore

£799,999

A large, semi-detached freehold house available in good condition throughout with Davidson Frost-Wellings.

On the ground floor, the house has a welcoming hallway, a large, open-plan kitchen/family reception room with multiple aspect and access to the West facing rear garden. There is also an additional separate reception room and a downstairs shower room.

On the first floor the house has two double bedrooms, an additional single bedroom and a modern family bathroom. On the top floor in the loft conversion is another double bedroom, another single bedroom and a shower room.

Langland Crescent is a quiet residential road conveniently located for the shops, restaurants, transport links and amenities at Queensbury Circle.

Harrow Council Tax Band F.

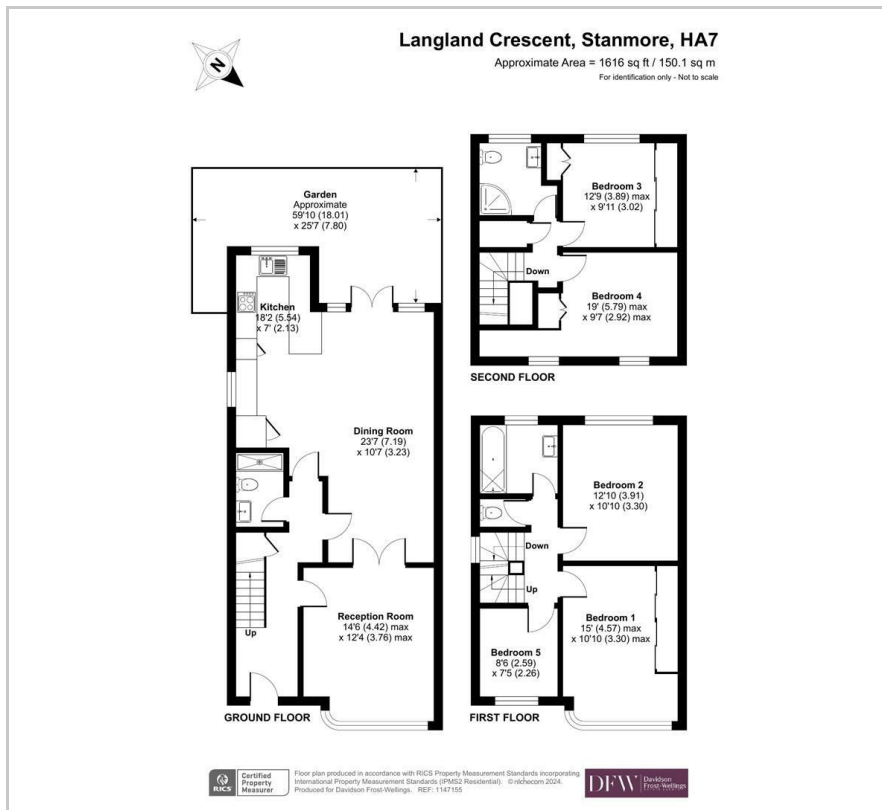
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

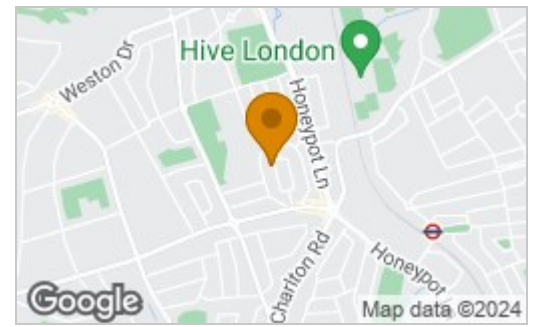
- Five Bedrooms
- Three Bathrooms
- Two Reception Rooms
- West Facing Garden
- Off Street Parking
- Semi Detached Freehold



## Floor Plan



## Area Map



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         | <b>84</b> |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | <b>69</b>               |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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