



## Broadcroft Avenue Stanmore £649,999

A three bedroom, semi-detached house available in good condition, chain free with Davidson Frost-Wellings.

On the ground floor the house has two large reception rooms and a modern galley kitchen. Upstairs there are two double bedrooms, an additional third bedroom and a new family bathroom.

The house has off-street parking at the front, with an electric car charger, and a private rear garden mostly laid to lawn. Planning permission has also been granted for a ground floor rear extension and double storey side extension; valid until April 2026.

Harrow Council Tax Band E.

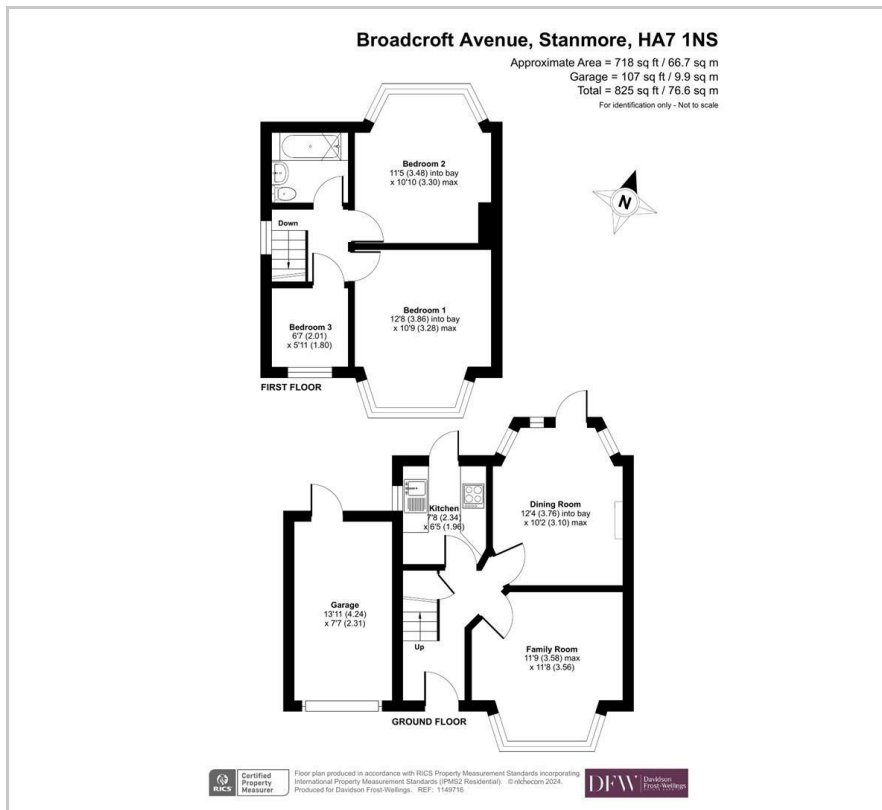
### Viewing

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.

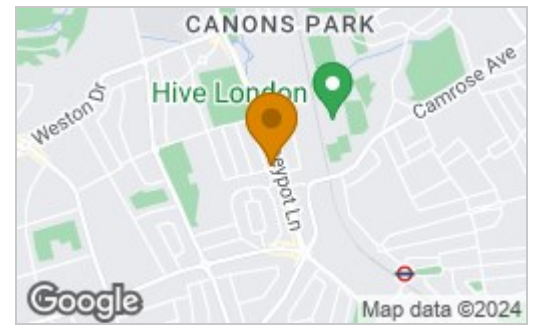
- Three Bedrooms
- Two Reception Rooms
- Modern Kitchen and Bathroom
- Extension Potential (S.T.P.P.)
- Chain Free
- Semi Detached Freehold



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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