



## Embry Way

Stanmore

Offers over £950,000

Beautifully maintained three bedroom, three bathroom detached bungalow on the sought after Old Lodge estate. This corner plot bungalow comprises three double bedrooms, well maintained bathroom and a additional two shower rooms, separate dining room, large living room fitted with a charming fireplace and double doors to the garden. There is also a modern kitchen with views over the garden, study room and utility room. Leading out onto a bright garden you will also find a large garden room with bi-folding doors. This is perfect for a home office.

Additional benefits include ample off street parking on the property's carriage driveway. This property is also conveniently located being at close proximity to highly rated local schools having easy access to key motorways such as the M1 & M25 and is only a short distance to all local amenities as well as Stanmore Station and the Bentley Priory Nature Reserve

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.

- Three bedrooms
- Three bathrooms
- Corner plot bungalow
- Utility room
- Study
- Garden room



3



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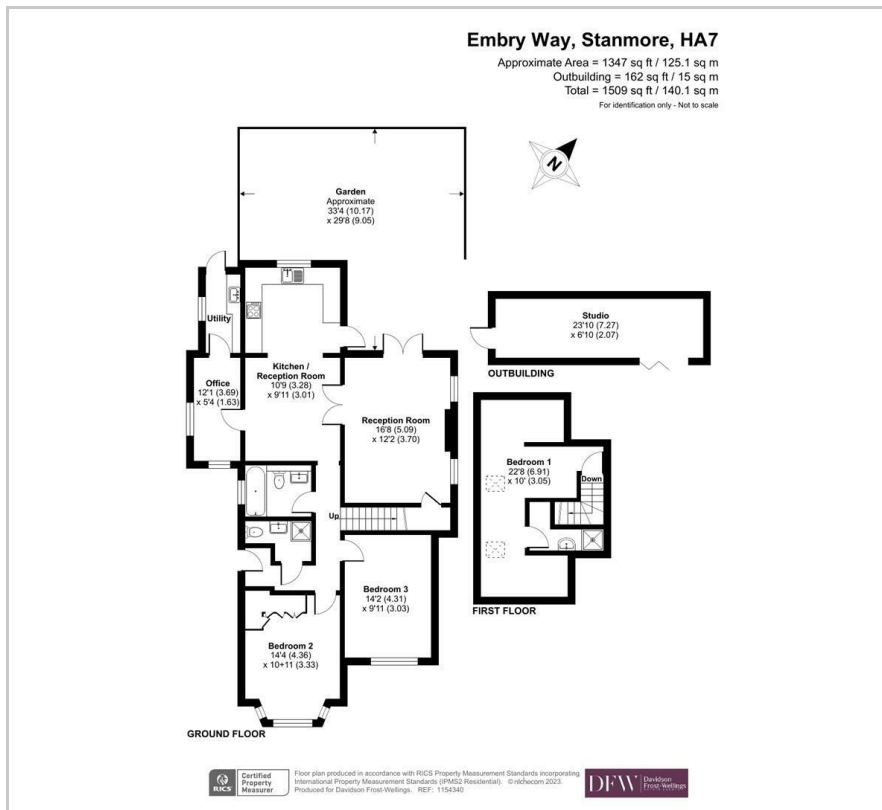
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C



# 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>82</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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