



## Little Common

Stanmore

£895,000

A charming cottage available chain free with an amazing roof terrace and views over Wood Lane Pond Nature Reserve.

On the ground floor the house has two reception rooms, a large kitchen, a dining room plus a utility room and guest WC. The first floor houses the master suite with built-in wardrobes and a good size ensuite bathroom. On the top floor is the second bedroom and additional ensuite shower room.

The house has a mature front garden and is situated on Little Common, on the east side of Stanmore Hill, equidistant to all the amenities of Stanmore Town Centre and Bushey High Street and easily accessible to Stanmore Underground Station.

Harrow Council Tax Band E.

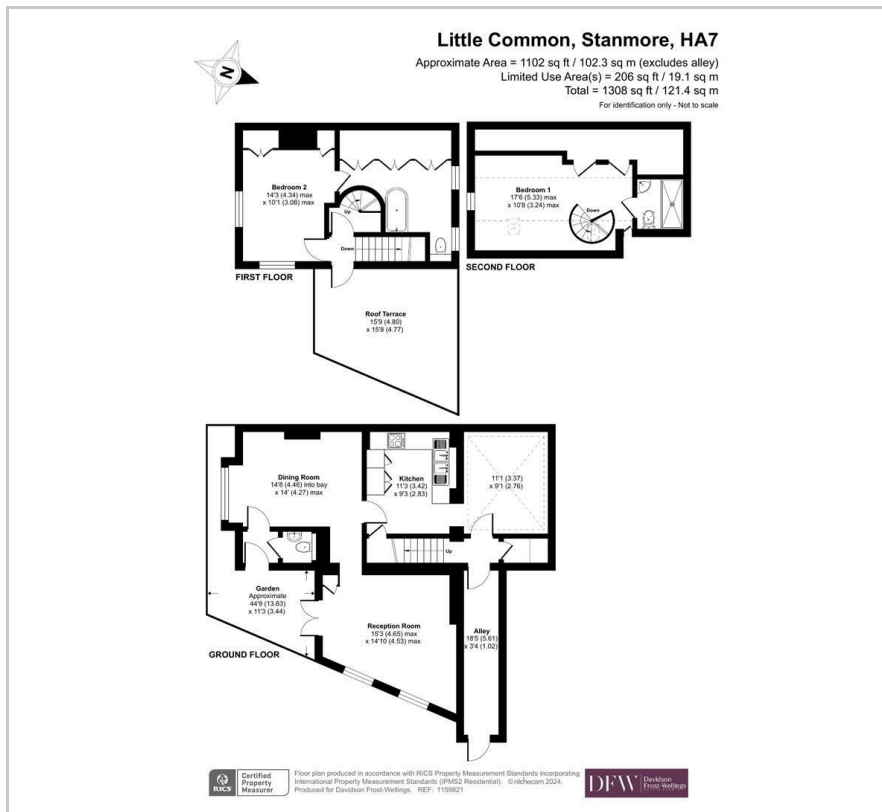
### Viewing

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.

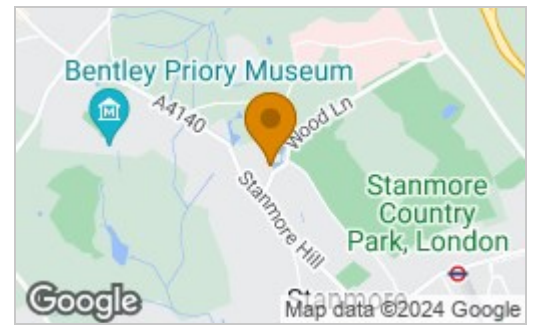
- Two Bedrooms
- Two Bathrooms
- Characterful Cottage
- Roof Terrace
- Chain Free
- Freehold



# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>66</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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