



## St. Edmunds Drive Stanmore £620,000

A three bedroom, semi-detached house available with Davidson Frost-Wellings.

On the ground floor the house has a large reception room, separate galley kitchen and an additional bay-windowed reception room currently used as a dining room. The rear garden is mostly laid to lawn with a patio area, side access without the need to go through the house, a single garage and a large office/games room at the rear of the garden.

Upstairs the house has two double bedrooms with built-in storage, an additional third bedroom, a family bathroom and a separate WC.

St. Edmunds Drive is just walking distance to the Belmont Circle and a variety of shops, cafes, medical facilities and petrol station services. There are excellent transport links leading to Harrow, Canons Park and Kenton Overground stations.

Harrow Council Tax Band E.

### Viewing

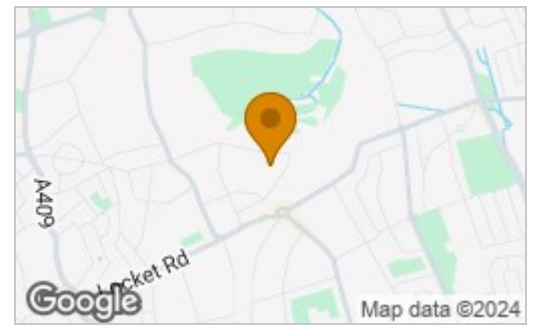
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Three Bedrooms
- Two Reception Room
- Garden Office/Games Room
- Off Street Parking
- Extension Potential (STPP)
- 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>84</b>
(69-80) <b>C</b>	<b>64</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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