



## Augustus Close

Stanmore

£2,200,000

A modern and spacious, detached family home with five bedrooms and multiple reception rooms.

On the ground floor, the house has a large reception room with French doors leading to the rear garden, plus an eat-in kitchen perfect for family life as well as a separate bay windowed dining room. There is also a study, guest WC, utility room and integrated double garage.

On the first floor there are four double bedrooms, two with en suite shower-rooms and all with built-in wardrobes, plus a family bathroom. On the top floor is a huge room currently in use as a playroom but would also work well as a generous master suite, with ensuite shower room and built-in storage.

The driveway at the front of the property offers parking for multiple cars. The rear garden is Southwest facing, with a patio area and mostly laid to lawn.

Harrow Council Tax Band H.

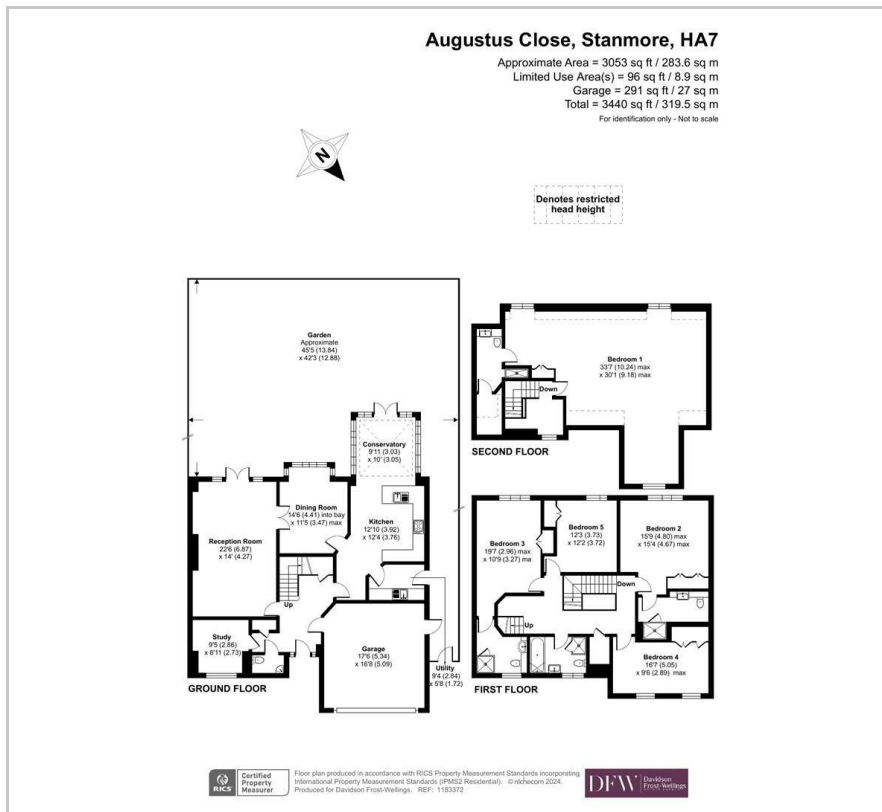
### Viewing

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.

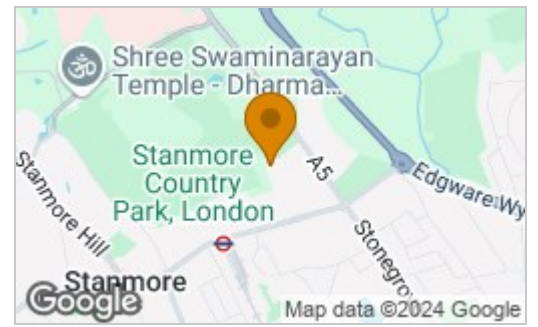
- Five Bedrooms
- Four Bathrooms
- Multiple Reception Rooms
- Over Three Floors
- Southwest Facing Garden
- Detached Freehold



# 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>		
(69-80) <b>C</b>	<b>78</b>	<b>82</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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