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UPPINGHAM AVENUE, STANMORE, HA7 2JY



PRICE....£599,950....FREEHOLD

This chain free three bedroom semi detached family house (888 sq.ft/82.5sq.ft) is ideally set just off Streatfield Road, within half a mile of highly regarded schools including Priestmead Primary School and Avanti House School. The property is also conveniently located to Stanmore, Kenton, Belmont Circle, Queensbury with their array of shops, restaurants, coffee house, supermarket and transport facilities. The accommodation on the ground floor comprises of an entrance porch with own front door leading to an entrance hall, 12'5ft front reception room with double doors to 12'5ft dining room, and open to fitted kitchen. On the first floor there are two double bedrooms with fitted wardrobes, a further single bedroom three, and a fitted shower room with a separate WC. Outside there is a brick paved shared driveway with off street parking for two cars, a 50ft rear garden which is mainly laid to lawn with shrub and flower borders and a 16'11ft garage.

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COUNCIL TAX

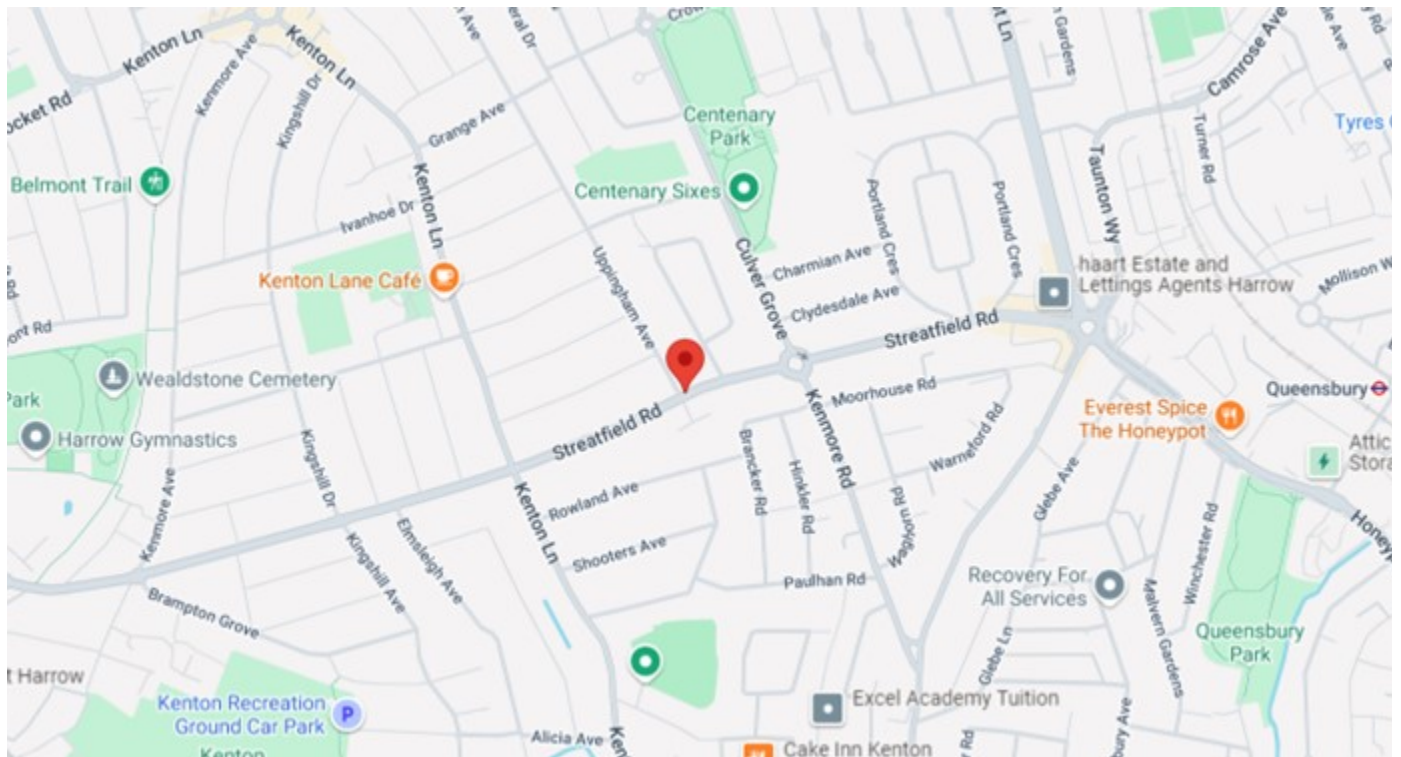
Harrow London Borough Council - Band E - £2,928.27

LOCAL SCHOOLS

Kenmore Park Junior School - 0.29 Miles
Priestmead Primary School & Nursery - 0.4 Miles
Park High School - 0.41 Miles
Pathways School - 0.74 Miles

LOCAL TRANSPORT

Queensbury Station (Jubilee Line) - 1.1 Miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Uppingham Avenue

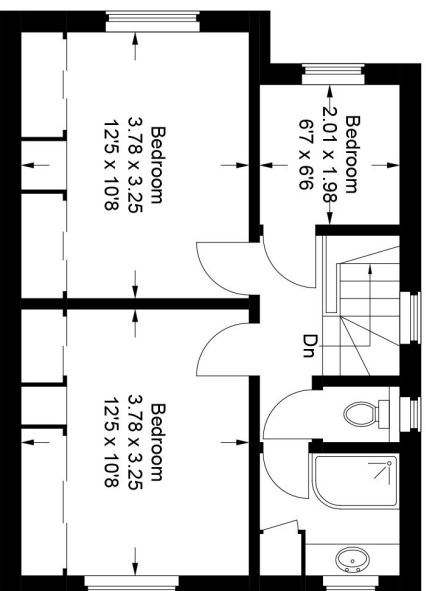
Approximate Gross Internal Area

Ground Floor = 42.3 sq m / 455 sq ft

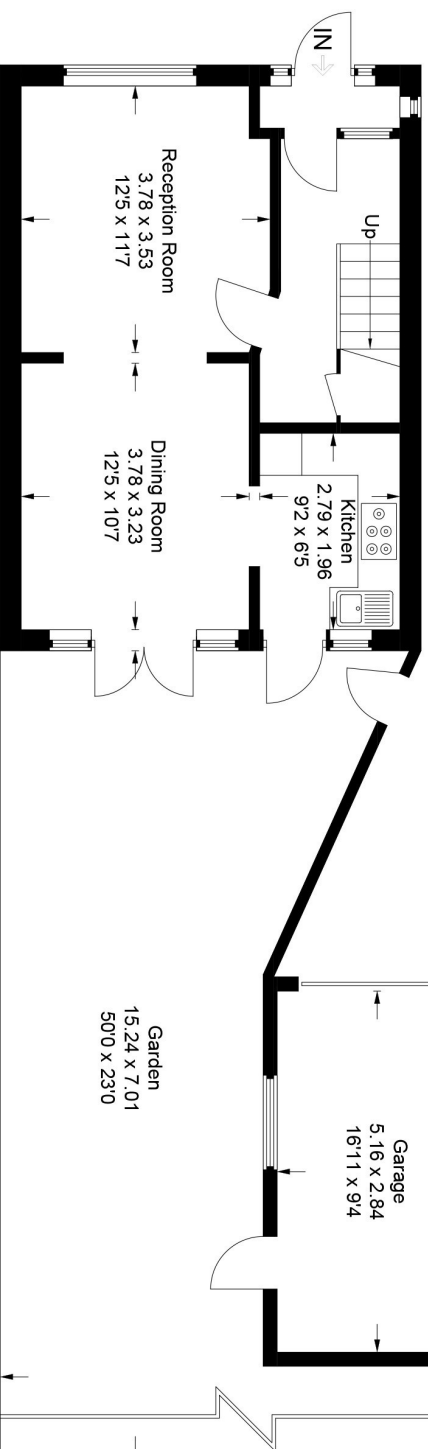
First Floor = 40.2 sq m / 433 sq ft

Garage = 14.7 sq m / 158 sq ft

Total = 97.2 sq m / 1,046 sq ft



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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