



Connells

Ennerdale Avenue
Stanmore



Property Description

**** EXTENDED SEMI-DETACHED HOUSE ****
TWO RECEPTION ROOMS ** FIVE
BEDROOMS ** TWO EN-SUITES **
DOWNSTAIRS UNDER-FLOOR HEATING **
EXCELLENT CONDITION THROUGHOUT **
OFF-STREET PARKING FOR 2/3 CARS **
WELL MAINTAINED REAR GARDEN WITH
OUTBUILDING ** IDEAL FAMILY HOME **
EXCELLENT TRANSPORT LINKS **

A beautifully presented EXTENDED semi-detached house to the market that is situated on a quiet residential road in Stanmore. The property is MODERN THROUGHOUT and comprises of TWO RECEPTION ROOMS, an open plan modern fitted kitchen, a modern family bathroom as well as FOUR DOUBLE BEDROOMS with an ADDITIONAL SINGLE bedroom. Benefits include UNDER-FLOOR HEATING on the ground floor, two additional en-suites, OFF-STREET PARKING for 2/3 cars as well as a well-maintained rear garden with an OUTBUILDING that is ideal for outdoor dining and entertainment.

The IDEAL FAMILY HOME, this property is also conveniently located with access to several transport links including access to Kenton, Queensbury and Cannons Park Stations as well as the A41 & M1 motorways. There are a variety of well-regarded nurseries, primary schools and secondary schools within proximity as well as local parks, amenities and eateries. Harrow and Watford Shopping Centres are also just a short drive away providing further shops, eateries and entertainment and recreational

facilities.

For more information or to arrange a viewing, please contact Connells today.

Agents Note:

Please be advised that these details are produced to the best of our knowledge from a visual inspection of the property, and due to the nature of the sale have not been confirmed as correct. We advise you to satisfy yourself in relation to the boundaries, condition and services prior to proceeding.

Entrance Hall

Door to front aspect, window to front aspect, double glazed, radiator, tiled flooring, stairs to first floor landing.

Family Room

23' 5" x 20' 3" (7.14m x 6.17m)

Window to rear aspect, double glazed, television point, telephone point, tiled flooring, under-floor heating, spotlights, patio doors to rear garden, double glazed.

Kitchen

28' 9" x 9' 7" (8.76m x 2.92m)

Fitted kitchen comprised of wall and base units with work surfaces to complement, skylight, stainless steel sink with drainer, gas hob and oven, stainless steel cooker-hood, plumbing for washing machine, space for double fridge/freezer, tiled flooring, radiator, spotlights, under-floor heating.

Dining Room

10' 1" x 16' 8" (3.07m x 5.08m)

Bay window to front aspect, double glazed, carpeted, radiator.

Ground Floor Bedroom

8' 9" x 9' 1" (2.67m x 2.77m)

Window to front aspect, double glazed, radiator, access to en-suite.

En-Suite

WC, wash hand basin, shower cubicle, extractor fan.

First Floor Landing

Stairs from entrance hall, stairs to second floor landing.

Bedroom Three

14' 5" x 10' 10" (4.39m x 3.30m)

Bay window to front aspect, double glazed, fitted wardrobes, radiator, carpeted, spotlights, television point.

Bedroom Two

14' x 10' 5" (4.27m x 3.17m)

Window to rear aspect, double glazed, radiator, spotlights.

Bedroom Four

10' 3" x 5' 5" (3.12m x 1.65m)

Window to front aspect, double glazed, radiator, television point, spotlights.

Bathroom

Window to side aspect, double glazed, shower cubicle, heated hand towel rail, WC, vanity basin, tiled.

Second Floor Landing

Stairs from first floor landing.

Bedroom Five

14' 9" x 11' 8" (4.50m x 3.56m)

Window to front aspect, double glazed, fitted wardrobes, carpeted, radiator, access to en-suite.

Ensuite

Window to side aspect, WC, wash hand basin, shower cubicle, tiled, spotlights.

Outside

Front Driveway

Block paved driveway for 2/3 cars.

Rear Garden

Paved patio area, laid lawn, outbuilding.

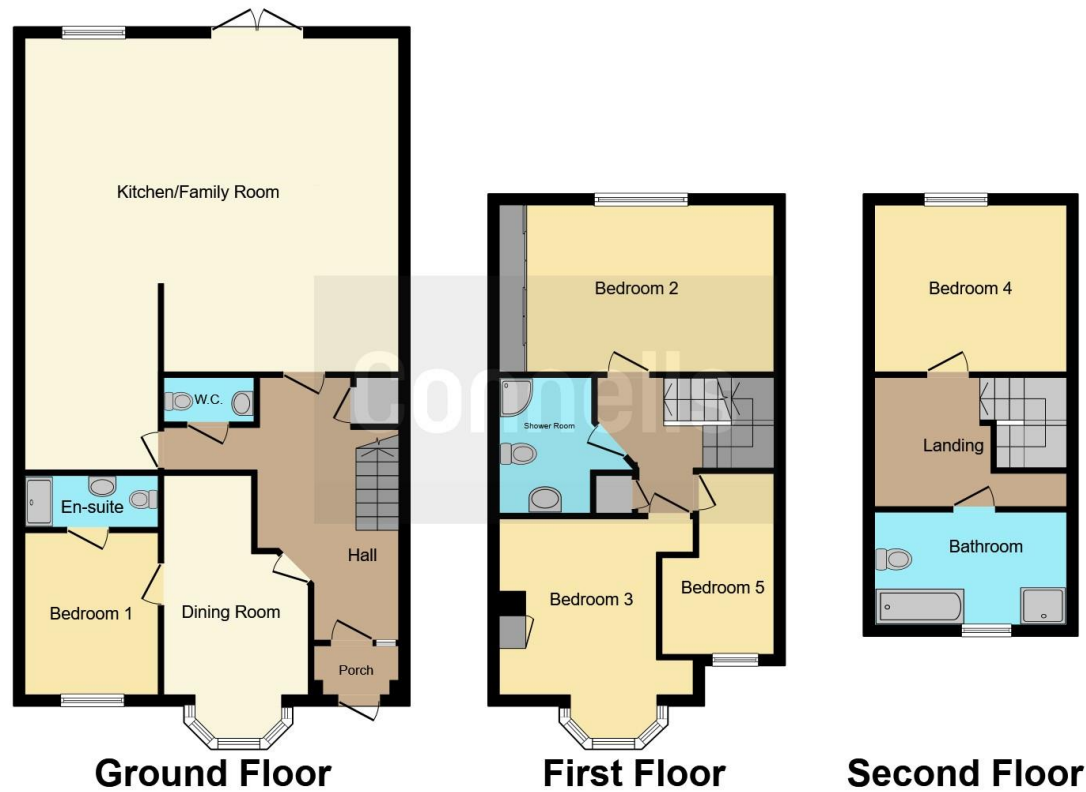
Outbuilding

Door to front aspect, two windows to front aspect, power, lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

view this property online connells.co.uk/Property/HRW310937

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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