



Connells

Grange Avenue  
Stanmore





### Property Description

Connells are pleased to offer to the market this three bedroom semi detached house.

The property is well presented throughout and briefly comprises of two spacious reception rooms, fully fitted kitchen, family bathroom, garage, front and rear gardens.

Grange Avenue runs between Kenton Lane and Wetheral Drive. Belmont Circle with a Tesco metro store, local shops, restaurants and local bus routes is approximately a quarter of a mile away.

This would make an ideal family home.

Viewings are highly recommended.

### Porch

### Entrance Hall

### Living Room

12' 6" x 12' 2" ( 3.81m x 3.71m )

### Dining Room

12' 6" x 10' 10" ( 3.81m x 3.30m )

### Kitchen

9' 2" x 7' 3" ( 2.79m x 2.21m )

### Landing

### Bedroom One

12' 6" x 10' 10" ( 3.81m x 3.30m )

### Bedroom Two

12' 6" x 10' 10" ( 3.81m x 3.30m )

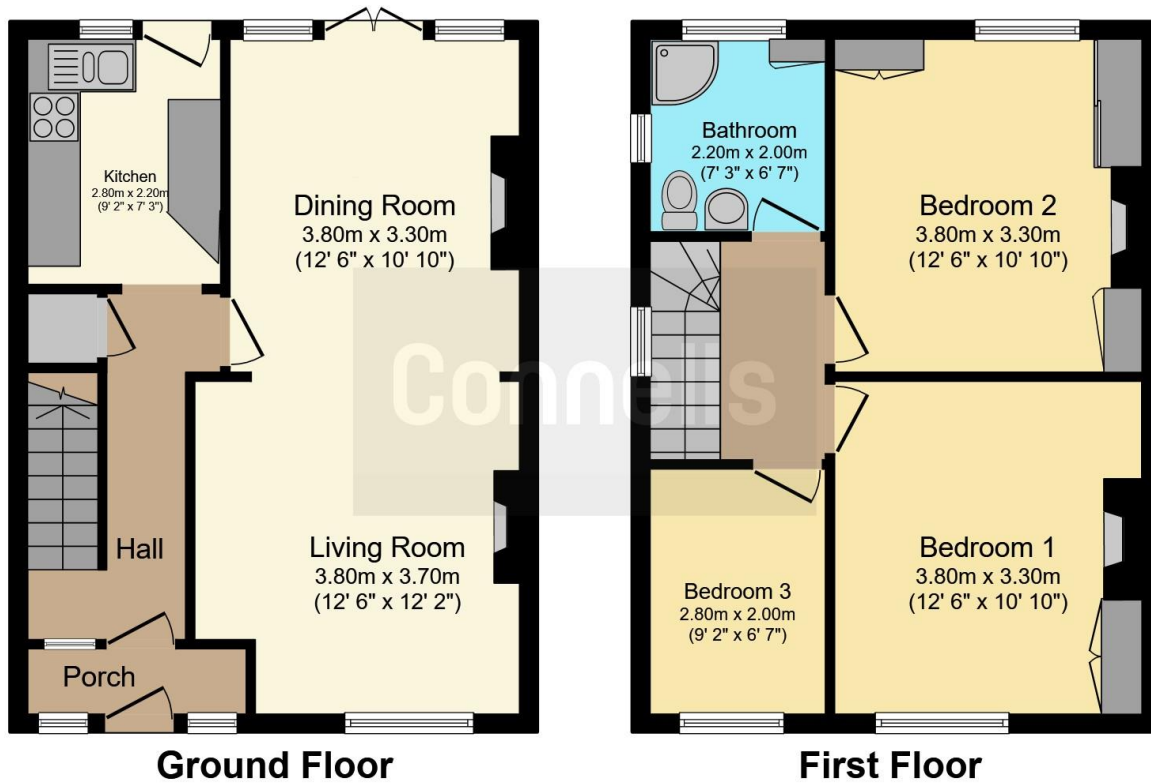
### Bathroom

### Bedroom Three

9' 2" x 6' 7" ( 2.79m x 2.01m )







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](http://www.focalagent.com)

To view this property please contact Connells on

**T 020 8427 4321**  
**E [harrow@connells.co.uk](mailto:harrow@connells.co.uk)**

182 Station Road  
 HARROW HA1 2RH

**EPC Rating: D**

**view this property online [connells.co.uk/Property/HRW311274](http://connells.co.uk/Property/HRW311274)**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: HRW311274 - 0011