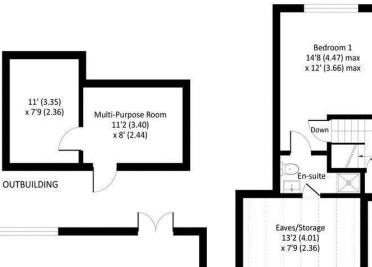
## the floorplan...

# V

#### Ennerdale Avenue, Stanmore, HA7 2LB

Approximate Area = 1810 sq ft / 168.1 sq m
Including Limited Use Area(s) = 107 sq ft / 9.9 sq m
Outbuilding = 179 sq ft / 16.6 sq m
For identification only - Not to scale







13' (3.96)

itchen / Reception Room 27'2 (8.28) max x 23'5 (7.14) max

**Dining Room** 

16'2 (4.93) into bay

x 10' (3.05) max



#### more details from...

call: Brian Cox Greenford: 0208 912 0006

**GROUND FLOOR** 

email: Saifi.ahmad@brian-cox.co.uk

web: www.brian-cox.co.uk





## 0208 912 0006

brian-cox.co.uk



Brian Cox Estate Agents are delighted to present this beautifully extended semi-detached house situated on a quiet residential road in Stanmore. The property is modern throughout and features two reception rooms, an open-plan modern fitted kitchen, a contemporary family bathroom, and five bedrooms (four doubles and one single). This ideal family home is conveniently located near several transport links, including Kenton, Queensbury, and Cannons Park Stations, as well as the A41 and M1 motorways. The area also offers access to well-regarded nurseries, primary schools, secondary schools, local parks, amenities, and eateries. Harrow and Watford Shopping Centres are a short drive away, providing a variety of shops, eateries, and entertainment facilities. For more information or to arrange a viewing, please contact Brian Cox Estate Agents today.



Guide Price £850,000

Ennerdale Avenue, Stanmore HA7 2LB

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.





#### in brief...

- Five Bedroom
- Semi-Detached
- Under-Floor Heating on the Ground Floor
- Two Additional En-Suites
- Off Street Parking for 3 Cars
- A Well-Maintained Rear Garden with





brian-cox.co.uk









## the location...

#### nearest stations ...

Harrow & Wealdstone (0.9 miles) Kenton (1.1 miles) Canons Park (1.2 miles)

Kenton is an area in North West London, England, partly in the London Borough of Harrow and partly in the London Borough of Brent. Kenton is served by three train stations these are Kenton Station (Bakerloo Line & Watford DC Line), South Kenton Station (Bakerloo Line & Watford DC) and Northwick Park Station (Metropolitan Line)

There are many local primary schools with good or higher Ofsted report some of these include Priestmead Primary School and Nursery, St Joseph's Catholic Primary School, Elmgrove Primary School & Nursery and Belmont School.

If you have older children there are also local secondary schools also nearby some of these include Park High School, St Gregory's Catholic Science College, Canons High School and The Sacred Heart Language College.

0208 912 0006