

FREEHOLD



House - Semi-Detached (EPC Rating: E)

**PORTLAND CRESCENT, STANMORE,  
HA7 1NB**

**£625,000**

# 3 Bedroom House - Semi-Detached located in Stanmore

A three-bedroom extended semi-detached on a popular and desirable road of Stanmore. Consisting a huge through reception room, a breakfast/utility room, an extended kitchen-diner overlooking the garden, downstairs W/C, three well proportioned bedrooms, a family bathroom with separate W/C. 70ft rear garden. Additional benefits include garage to the rear and the potential to create off road parking spaces for two cars to the front. Rarely available, and within the catchment area for highly sought local schools such as Kenmore and Park High. Early viewing is recommended.

## Frontage:

Concrete pathway, lawn and hedge border.

## Entrance and Hallway:

Double UPVC door to enclosed porchway. Separate door to Hallway. Radiator. Alarm panel. Power point. Understairs storage. Laminate flooring.

## Cloakroom:

Low level WC. Hand wash basin.

## Reception Room One 7.08m x 3.76m (25'7" x 12'4"):

Double glazed window to front aspect. Radiator. Power point. Telephone point. TV point. Coving to ceiling. Laminate flooring.

## Reception Room Two 2.62m x 2.31m (8'7" x 7'7"):

Double glazed window and door to rear aspect. Radiator. Power point. Laminate flooring.

## Kitchen:

Fitted wall and base units with roll top worksurface. Double glazed window to side and rear aspects. Stainless steel drainer/sink. Plumbing for washing machine. Boiler. Radiator. Power point. Door to side aspect.

## Stairs to First Floor Landing:

Double glazed window to side aspect. Access to loft. Power point.

## Bedroom One 4.42m x 3.35m (14'6" x 11'):

Double glazed window to rear aspect. Radiator. Power point.

## Bedroom Two 3.83m x 3.66m (12'7" x 12'):

Double glazed window to front aspect. Radiator. Power point.

## Bedroom Three 2.36m x 2.01m (7'9" x 6'7"):

Double glazed window to front aspect. Radiator. Power point. Freestanding Shower Cubicle.

## Bathroom:

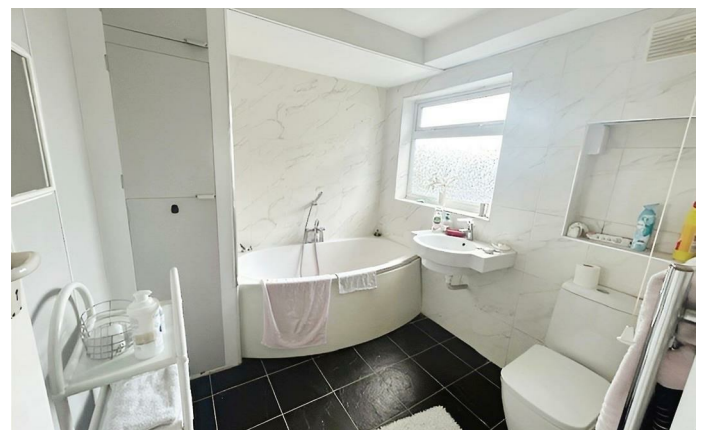
Enclosed panelled bath. Pedestal wash hand basin. Radiator. Tiled walls and floor. Double glazed window to side aspect.

## Rear Garden:

Approx.70ft. Own rear garden laid to lawn. Side gate. Water tap.

Please Note: the sellers of this property are related to a Warren Anthony staff member.

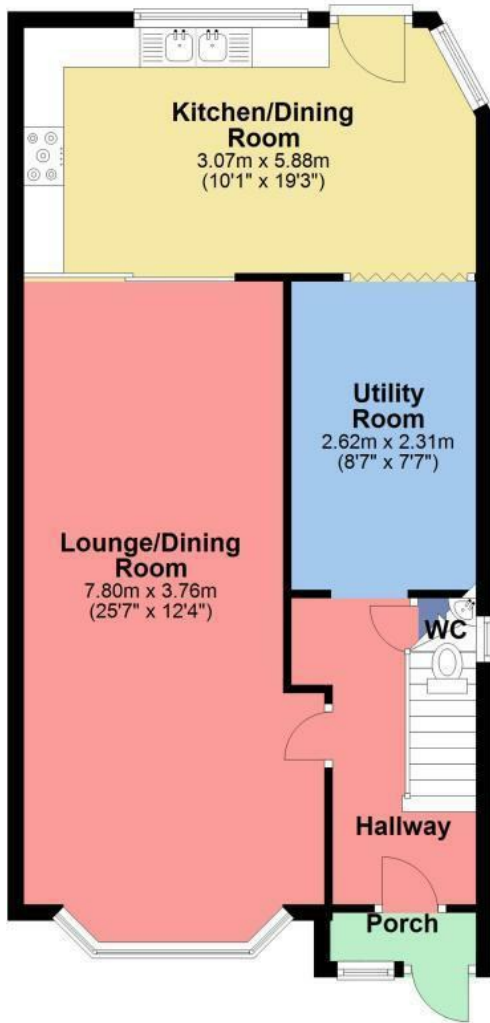




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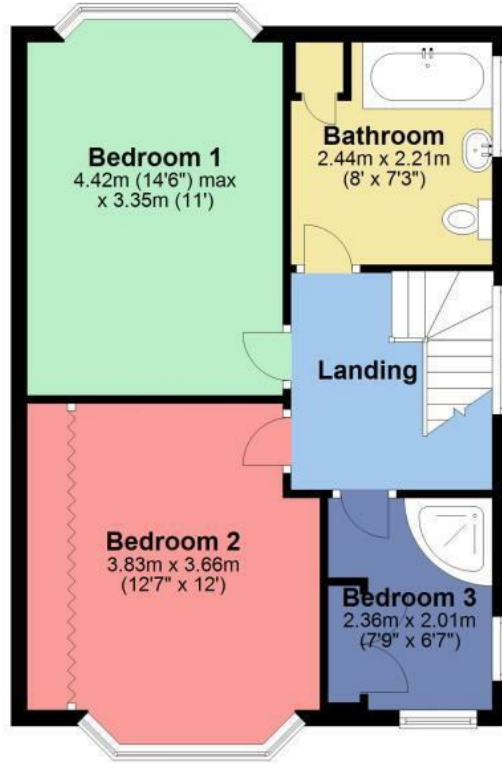
### Ground Floor

Approx. 61.4 sq. metres (660.7 sq. feet)



### First Floor

Approx. 47.5 sq. metres (511.6 sq. feet)

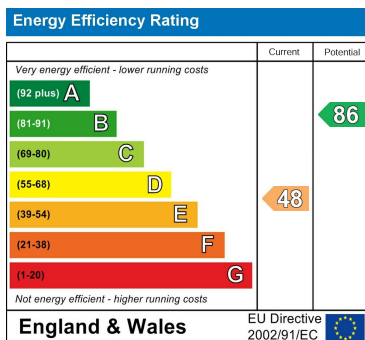


Total area: approx. 108.9 sq. metres (1172.3 sq. feet)

Council Tax Band

**E**

Energy Performance Graph



Call us on

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**<https://www.warrenanthony.co.uk>**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the