



Talman Grove, Stanmore HA7 4UQ

Offers In Excess Of £600,000

A bright and spacious CHAIN FREE THREE BEDROOM semi detached family home for sale located within walking distance of Stanmore Tube station and local schools in a cul-de-sac position on Talman Grove, off of Du Cross Drive Stanmore.

Offered in great condition throughout with the added addition of THREE RECEPTION ROOMS, modern SHOWER ROOM, GARAGE and DRIVEWAY parking and excellent private REAR GARDEN making it an ideal first time buy or investment.

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Exterior:



Living Room:



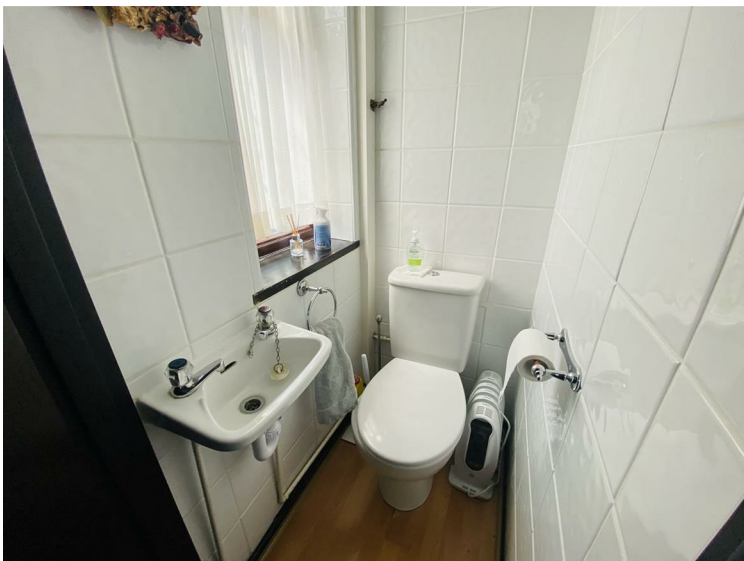
Entrance Hallway:



Living Room Alternate View:



Guest Cloakroom:



Dining Room:



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Dining Room Alternate View:



Bedroom Two:



Kitchen:



Bedroom Three:



Conservatory:

Bedroom One:



Shower Room:



Garage:

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Rear Garden:



Tenure:

This is a freehold property.
Council Tax Band E £2,794 per annum.
As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.

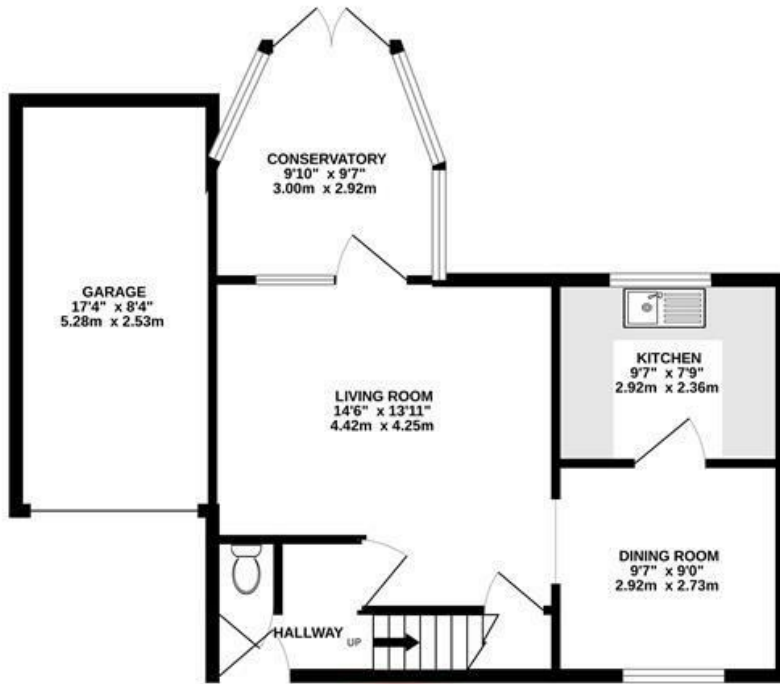
Rear Garden:



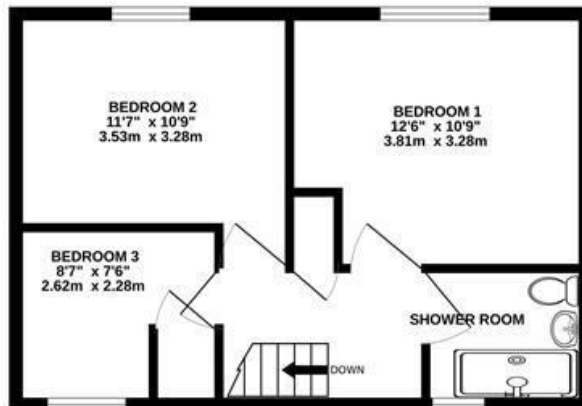
Rear Garden:



GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



THREE BED SEMI DETACHED HOUSE

TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>83</p> <p>66</p>	<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	<p>83</p> <p>66</p>
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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