



## Charmian Avenue

Stanmore

£675,000

A three bedroom, semi detached property available chain free with Davidson Frost-Wellings.

Downstairs the property consists of a separate front reception room and an open plan kitchen diner to the rear with doors leading to the private rear garden. It further benefits from a W/C and attached single garage. Upstairs the house has two large double bedrooms with built in wardrobes, a further third bedroom and a family bathroom.

The house is available with off street parking for multiple cars on the driveway, a garage to the side and a South facing private rear garden.

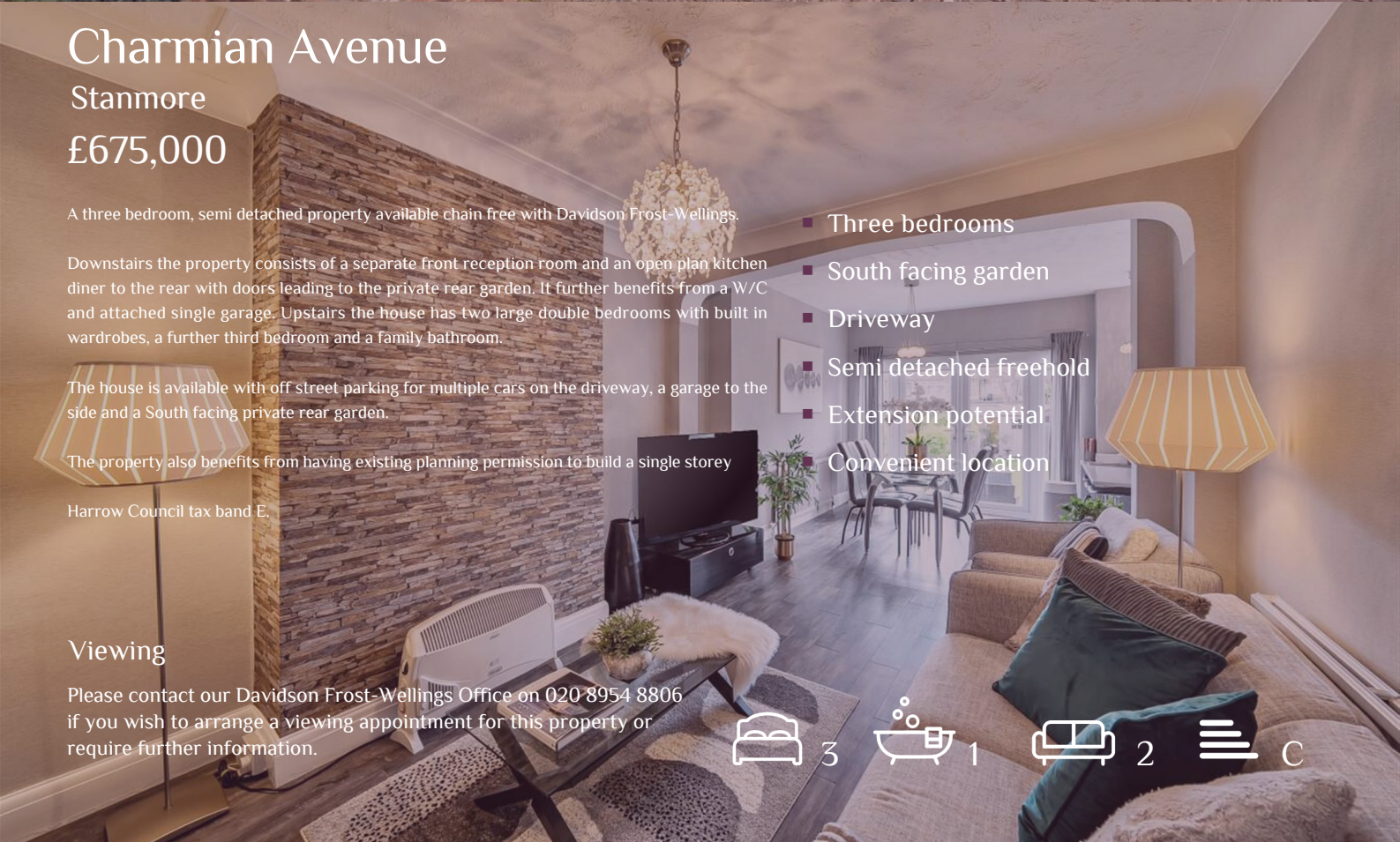
The property also benefits from having existing planning permission to build a single storey

Harrow Council tax band E.

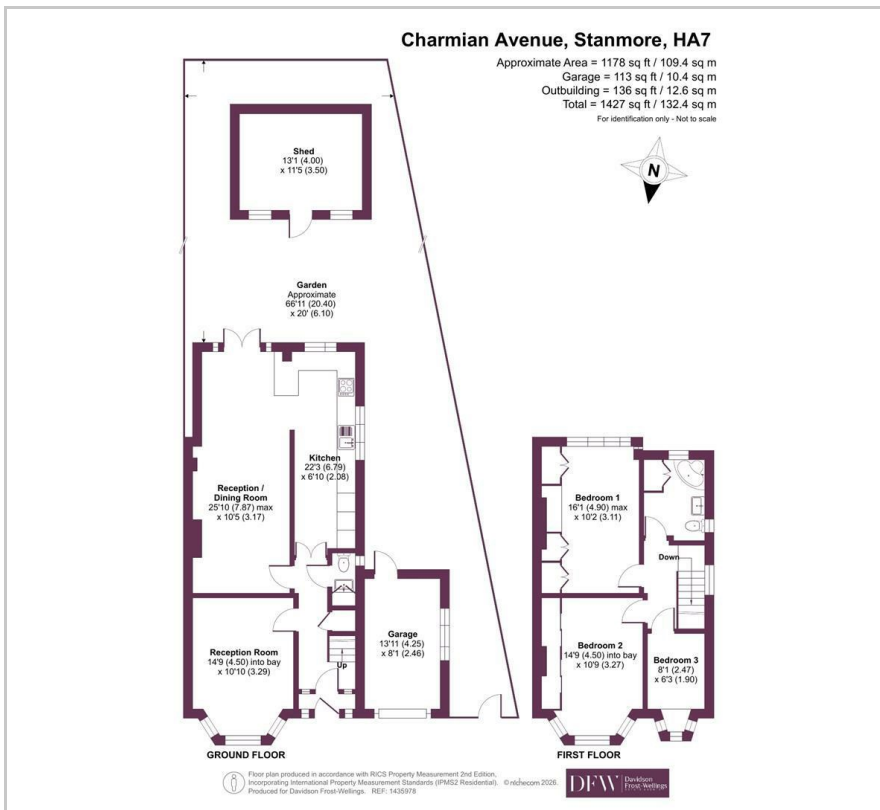
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

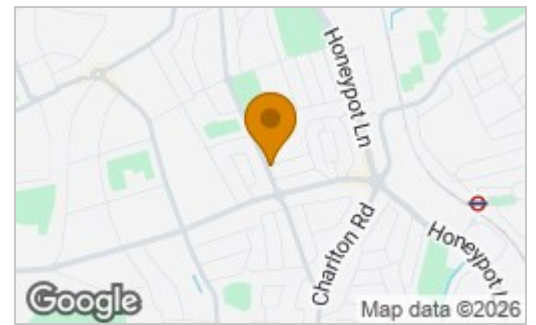
- Three bedrooms
- South facing garden
- Driveway
- Semi detached freehold
- Extension potential
- Convenient location



# Floor Plan



# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.