



## Merrion Avenue

Stanmore

£850,000

A four bedroom semi detached house available on a popular road in a great Stanmore location with Davidson Frost-Wellings.

On the ground floor the house has a large reception room separated by glass doors providing excellent space for the whole family, or offering multiple rooms for games and living space. There is also a spacious dine-in kitchen, plus a good sized office, guest WC and utility room.

On the first floor there are three double bedrooms and a family bathroom, with an additional master bedroom and bathroom in the loft conversion.

The house is available with a private driveway at the front, and a west-facing rear garden with patio and mature lawn.

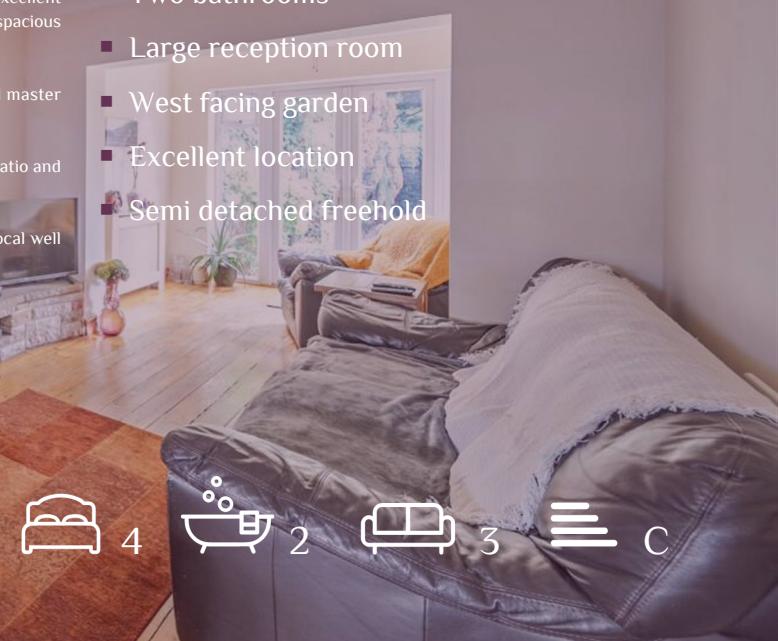
Merrion Avenue is in easy reach of Stanmore tube station and Stanmore Broadway, as well as local well regarded schools.

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.

- Four bedrooms
- Two bathrooms
- Large reception room
- West facing garden
- Excellent location
- Semi detached freehold



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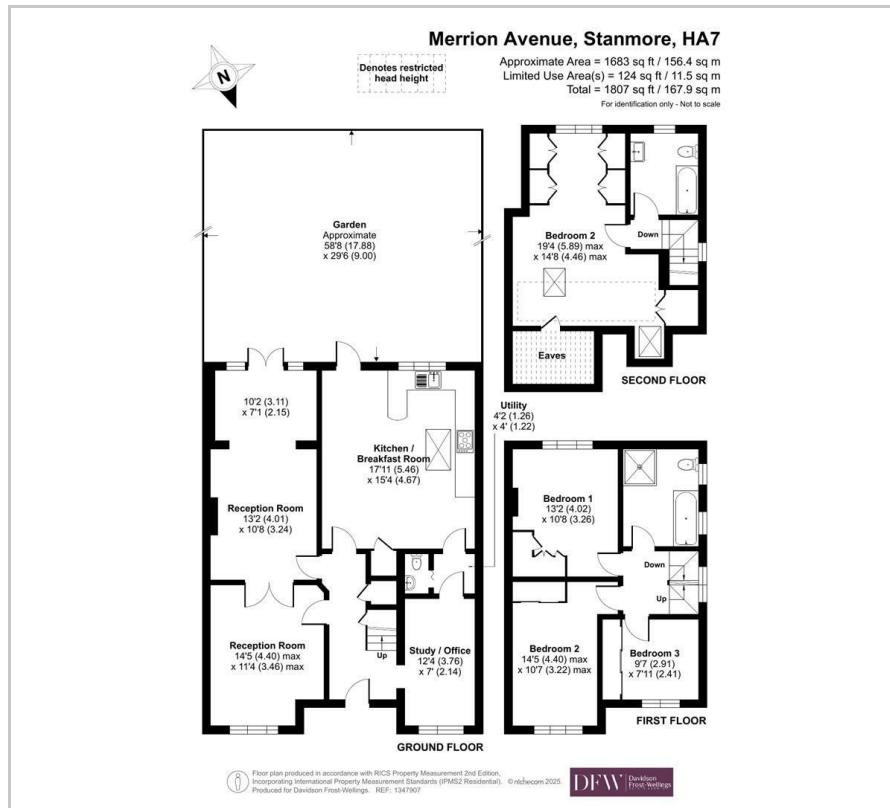


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## Floor Plan



## Area Map



## Energy Efficiency Rating

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



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