



Uppingham Avenue, Stanmore

- Chain free & freehold
- Generous rear garden with side access
- Potential to extend further and loft convert (STPP)
- Within catchment of highly regarded schools including Priestmead and Park High

- Spacious through lounge
- Driveway providing off-street parking for multiple vehicles
- Excellent transport links and bus routes nearby

Offers Over £600,000

Tenure: Freehold

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Uppingham Avenue, Stanmore

DESCRIPTION

Offered chain free, this attractive three-bedroom semi-detached residence is set within a sought-after and well-connected location, offering generous proportions and excellent potential to create a refined family home.

The ground floor is centred around an impressive through lounge, providing a bright and versatile living and entertaining space. A conservatory extension to the rear enhances the accommodation, creating a seamless connection to the expansive garden and allowing natural light to flood the interior. A well-appointed kitchen and a convenient ground floor WC complete this level.

Upstairs, the property offers three well-proportioned bedrooms, a family bathroom, and an additional separate WC, delivering both comfort and practicality for modern family living.

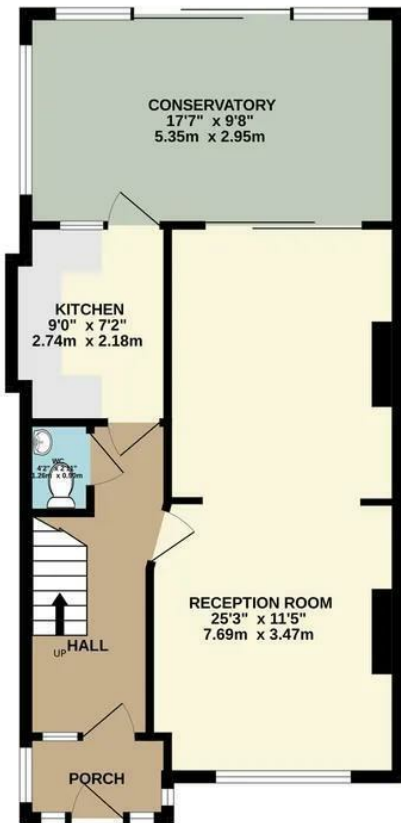
Externally, the property benefits from off-street parking via a shared driveway and a substantial rear garden extending to approximately 80 ft, offering a private outdoor retreat with excellent scope for landscaping or further extension (STPP).

Ideally located within easy reach of Park High School and other highly regarded local schools, as well as Queensbury, Kenton, Belmont Circle and Stanmore for shops, amenities, and transport links, this home combines lifestyle, convenience, and long-term potential.

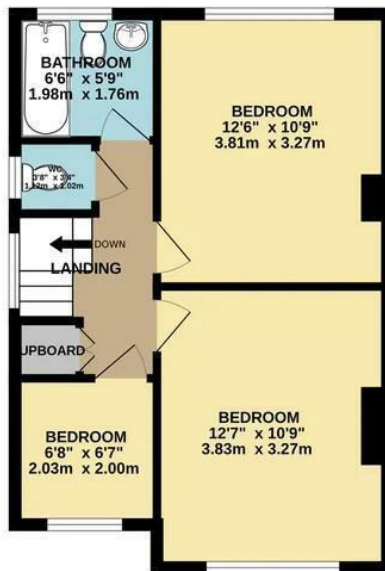
A superb opportunity to acquire a distinguished home in a prime residential setting. Early viewing is strongly recommended.



GROUND FLOOR
603 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1017 sq.ft. (94.5 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.
Made with Metropix (C026)

Council Tax: E

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating | Current | | Potential | Environmental Impact (CO ₂) Rating | Current | | Potential |
|---|-------------------------|--|-----------|---|-------------------------|--|-----------|
| Very energy efficient - lower running costs | | | | Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | | (92 plus) A | | | |
| (81-91) B | | | | (81-91) B | | | |
| (69-80) C | | | | (69-80) C | | | |
| (55-68) D | | | | (55-68) D | | | |
| (39-54) E | | | | (39-54) E | | | |
| (21-38) F | | | | (21-38) F | | | |
| (1-20) G | | | | (1-20) G | | | |
| Not energy efficient - higher running costs | | | | Not environmentally friendly - higher CO ₂ emissions | | | |
| | | | 85 | | | | 44 |
| England & Wales | EU Directive 2002/91/EC | | | England & Wales | EU Directive 2002/91/EC | | |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Stanmore Office on 0203 667 1333 if you wish to arrange a viewing appointment for this property or require further information.

6 Station Parade, Harrow, HA3 8SB

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