



## Clamp Hill

Stanmore

Offers over £899,950

A five bedroom, detached chalet bungalow with over 2000 sq ft of total space available with Davidson Frost-Wellings.

On the ground floor the property has a large kitchen dining room with doors leading to the private rear garden. There is also a large reception room which can be opened up to provide an excellent entertaining space or separate off with the current bi-folding doors. There is also a master bedroom suite with bay window, fitted wardrobes and ensuite shower room. In addition there are two bedrooms and a family bathroom. Two further bedrooms, another shower room, and access to enormous eaves storage is available on the first floor.

The property further benefits from a gated driveway providing off street parking for multiple vehicles, access down both sides of the property to the large rear garden with patio, lawn and a shed.

Clamp Hill is conveniently located for the shopping and transport facilities at both Stanmore & Bushey Heath, Avanti House Primary School and Bentley Wood High School.

Harrow Council tax band E.

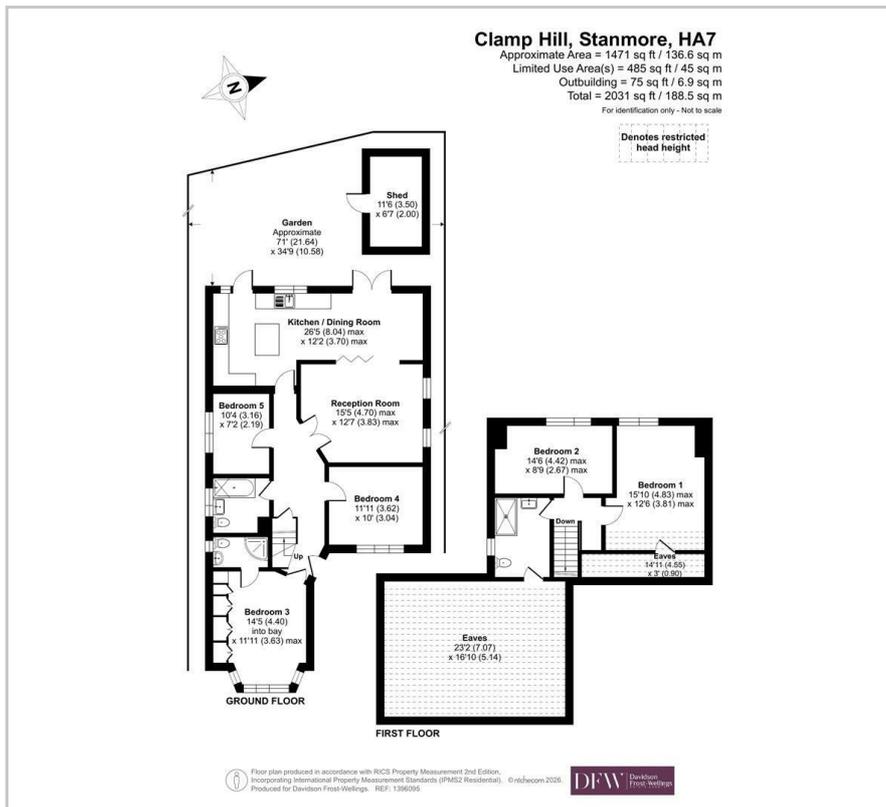
- Five bedrooms
- Three bathrooms
- Lots of storage
- Private garden
- Gated driveway
- Detached freehold

### Viewing

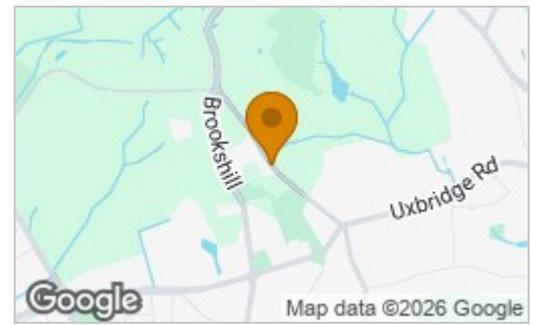
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</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.

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