







Formby Avenue, Stanmore, HA7 2LA

Freehold

- Three Berdoom
- Potential to Extend (Subject To Planing Permission)
- Close to Priestmead School
- Fitted Kitchen
- Two Reception Rooms
- Chain Free

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£580,000

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DESCRIPTION

Hunters Stanmore are delighted to present this well-maintained and spacious three-bedroom semi-detached family home, ideally positioned on the sought-after Formby Avenue, offering generous living accommodation, off-street parking, a sizeable rear garden and excellent potential to extend (STPP).

The ground floor comprises a welcoming front reception room, providing a comfortable space for relaxation, while to the rear is a bright and spacious kitchen/dining room, perfect for modern family living and entertaining.

A particular highlight is the potential for a rear extension of approximately six metres (STPP),offering an exciting opportunity to further enhance the living accommodation, subject to the necessary permissions and consents.

To the first floor are three well-proportioned bedrooms, a family bathroom and a separate WC.

Externally, the property benefits from off-street parking to the front and a generous rear garden, ideal for outdoor entertaining, children's activities and family enjoyment.

Formby Avenue is conveniently situated within reach of well-regarded schools, including Park High School, Priestmead Primary School and Stanburn Primary School.

Excellent transport connections are available via Queensbury, Canons Park, Harrow-on-the-Hill and Stanmore stations, providing convenient access into Central London. Local shops, amenities and bus routes are also easily accessible.

Offering an excellent combination of space, location and future potential, this attractive family home is ideal for growing families and commuters alike.

Early viewing is highly recommended. Contact Hunters Stanmore to arrange your appointment.











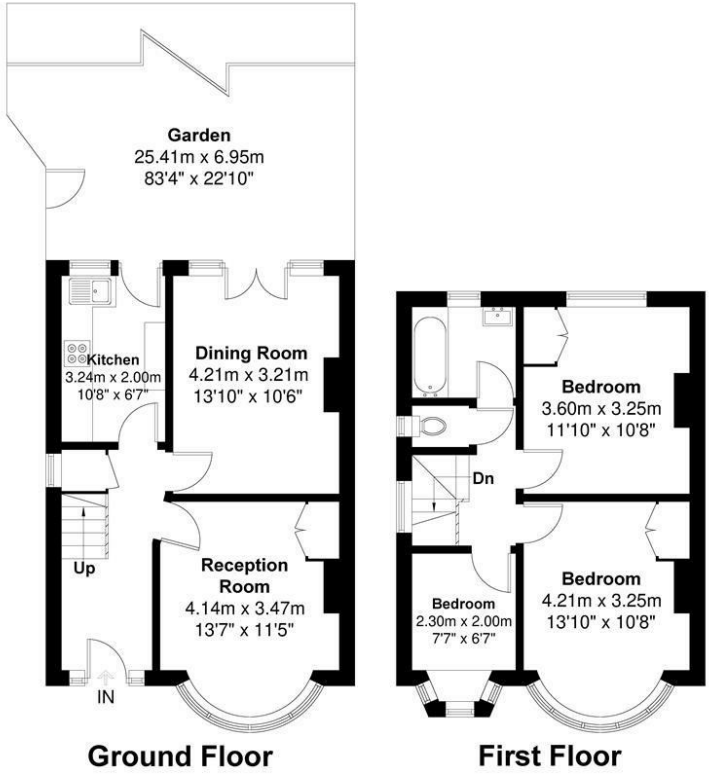






49 Formby Avenue, Stanmore, HA7 2LA

Approximate Floor Area = 82 Sq m / 882 Sq ft
For Illustrative Purposes Only NOT TO SCALE



RICS Certified Property Measurer

This Floorplan is been produced in accordance with RICS Property Measurements Standards (IPMS2 Residential) Floorplan was produced for Blue Ocean. Produced by Frame Focus Studios

Viewings

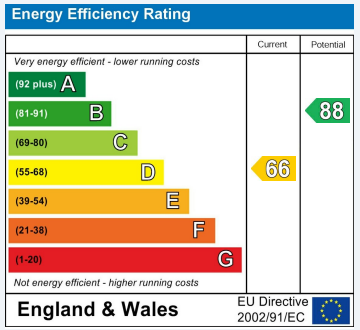
Please contact stanmore@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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