



## Uppingham Avenue

Stanmore

Offers over £549,950

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

Downstairs the house has a double reception room leading to a rear conservatory, plus a galley kitchen and a guest WC. Upstairs the house has two double bedrooms, a third single bedroom, family bathroom and a separate WC.

Available with no onward chain, a driveway providing off street parking, a low-maintenance rear garden and extension potential subject to planning permission.

Uppingham Avenue is within easy reach of highly regarded local schools, as well as amenities and transport links in Kenton, Belmont Circle and Stanmore.

Harrow Council tax band E.

- Three bedrooms
- Chain free
- Off street parking
- Extension potential (STPP)
- Semi-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>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</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



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