

9 Grange Avenue, Stanmore

Guide Price £675,000

fairfieldestates



9 Grange Avenue

Stanmore

PRESENTING THIS IMPRESSIVE FOUR BEDROOM SEMI DETATCHED FAMILY HOME, THOUGHTFULLY EXTENDED TO THE REAR AND INTO THE LOFT, OFFERING SPACIOUS AND VERSATILE ACCOMMODATION IDEAL FOR MODERN FAMILY LIVING.

Upon entering, you are welcomed by a bright and inviting hallway that leads to a generous living room. The property boasts a well appointed open-plan kitchen/diner, fitted with contemporary units and ample worktop space, seamlessly incorporating the rear extension to create an excellent space for family meals and social gatherings. A convenient downstairs W.C. adds further practicality to the ground floor layout.

Upstairs, the first floor comprises three well proportioned bedrooms, each offering comfortable accommodation and flexibility, served by a family bathroom. The second floor, accessed via a dedicated staircase, features a superb principal bedroom with ample storage potential and an additional bathroom, providing a degree of privacy and independence.

Externally, the property truly excels with a generous rear garden which benefits from a useful summer house, providing additional versatile space that could be utilised as a home office, hobby room, children's playroom or simply for storage.

To the front, the property benefits from a private driveway.

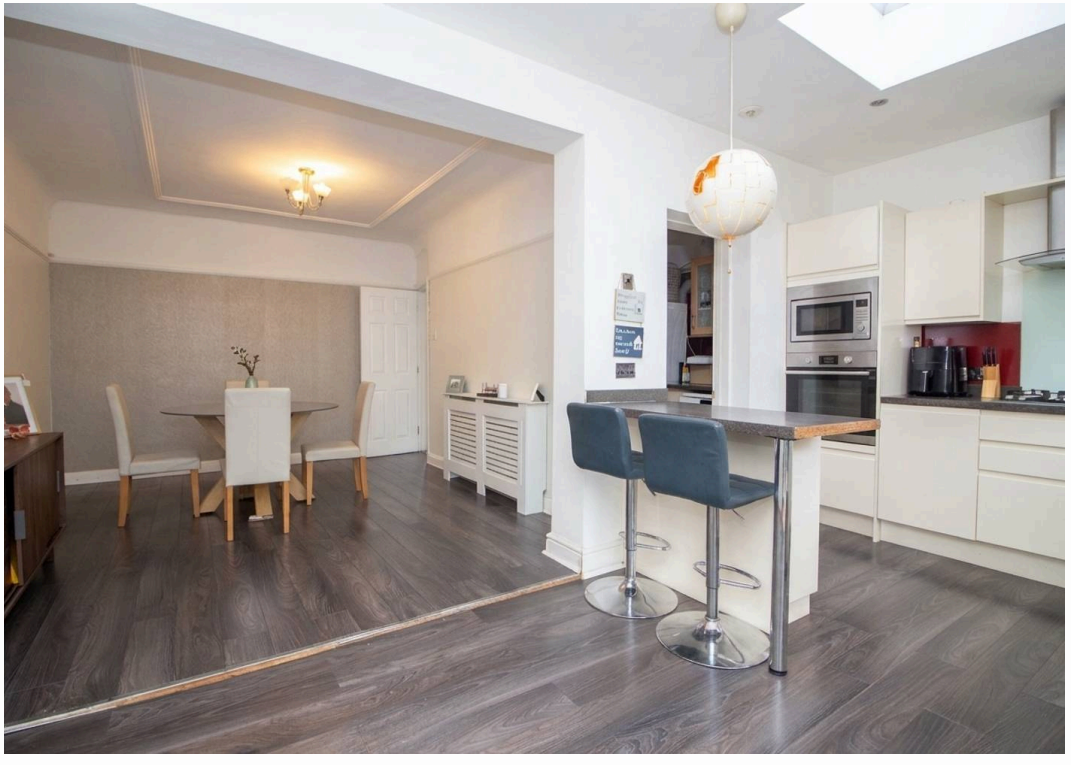
Council Tax band: E

EPC Energy Efficiency Rating: D

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- EXTENDED INTO THE LOFT AND TO THE REAR
- DRIVEWAY



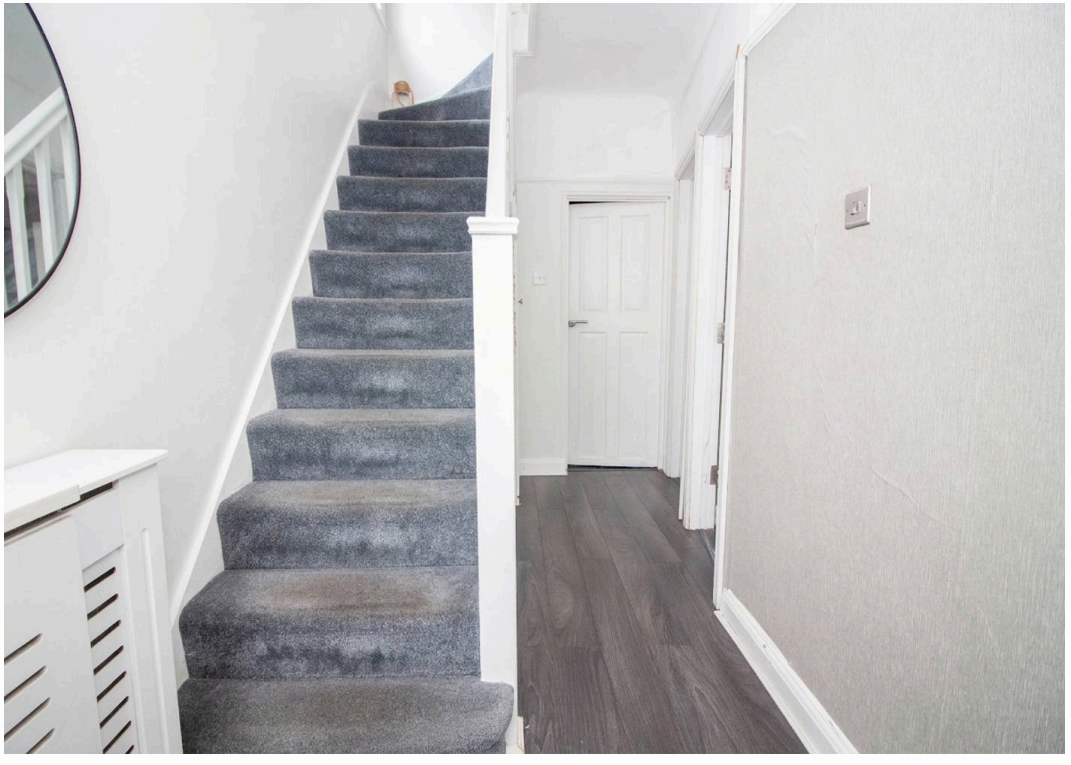






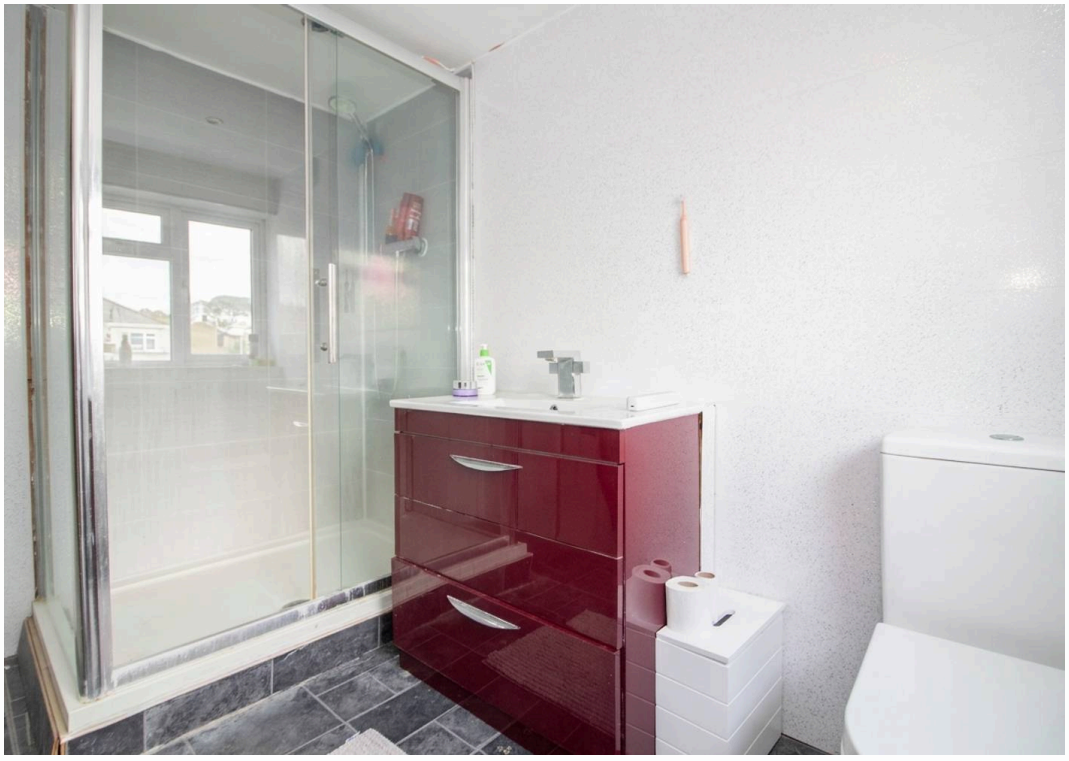






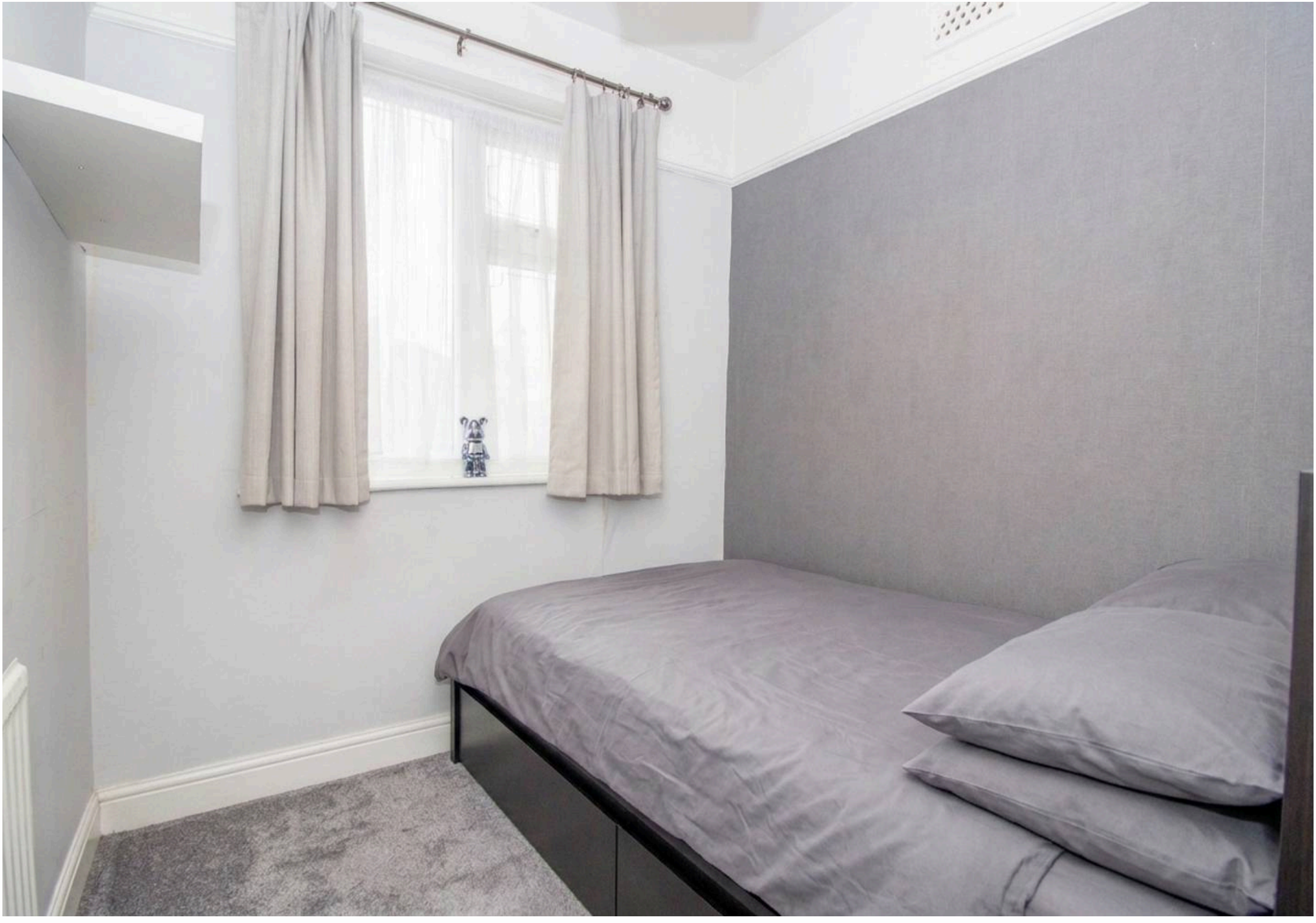




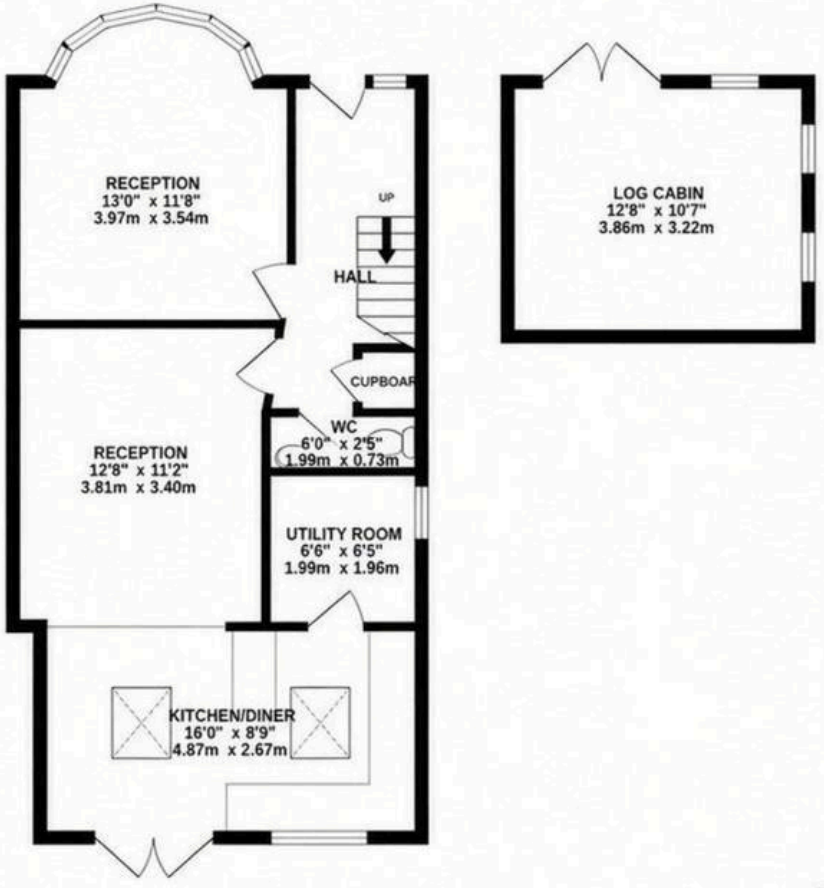




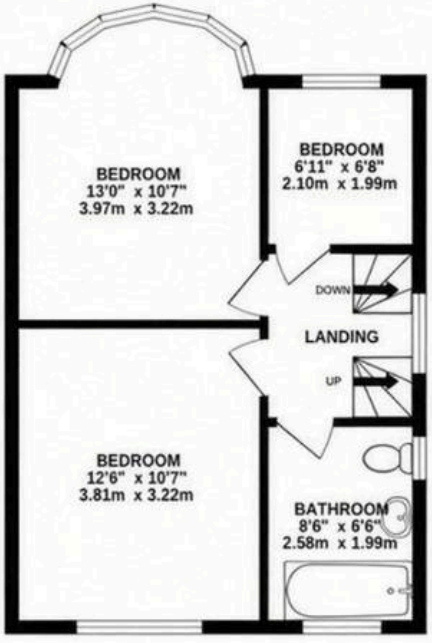




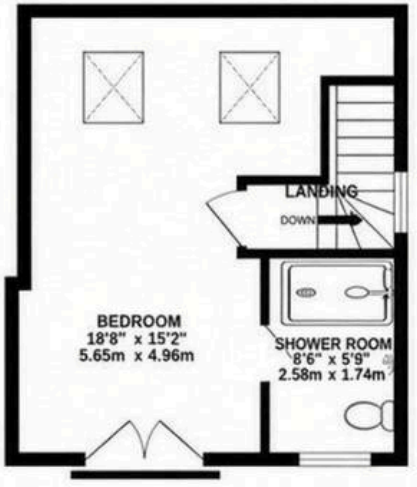
GROUND FLOOR
796 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.

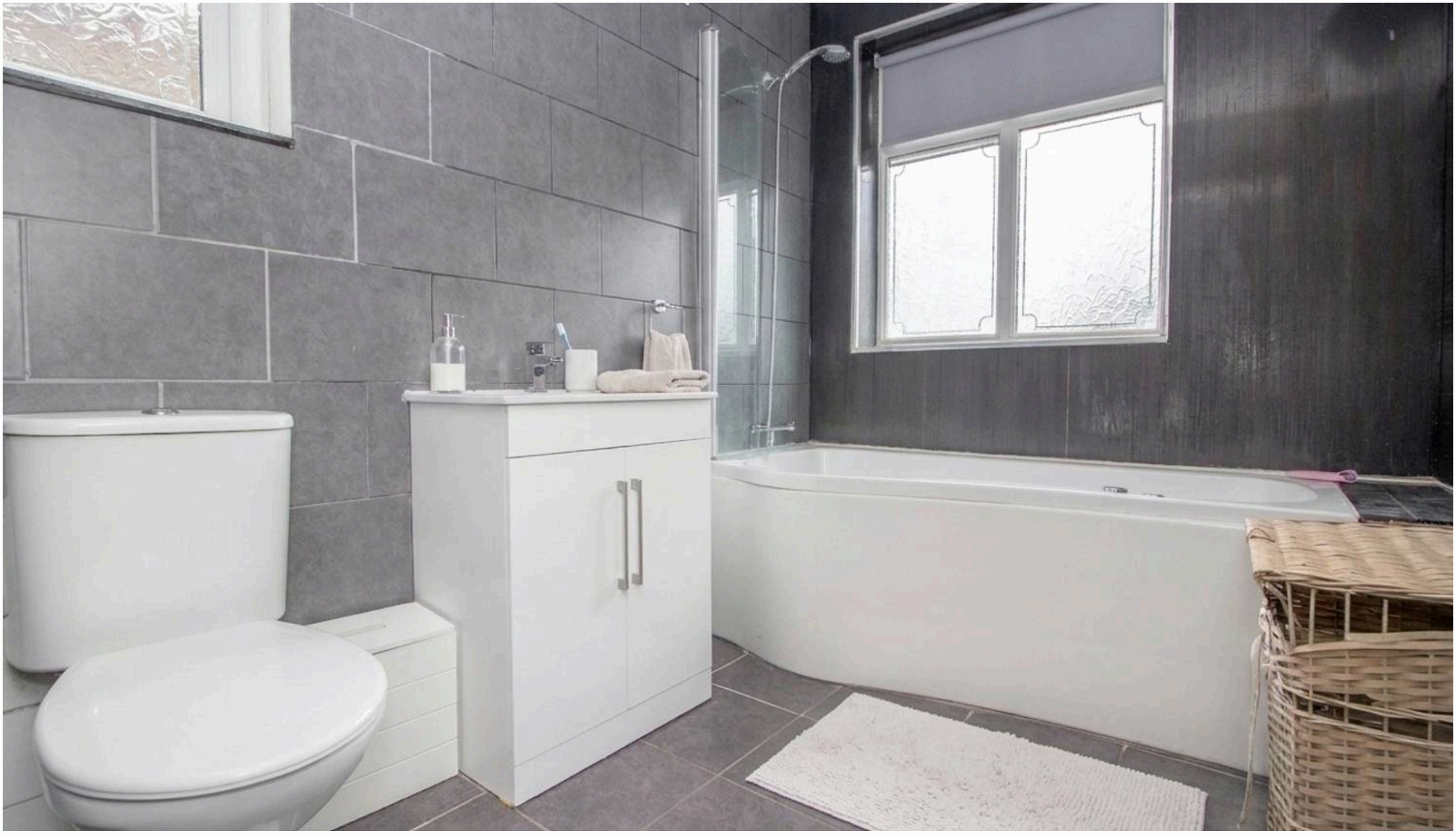


2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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.
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Fairfield - Oxhey

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