



## Camrose Avenue Edgware

Offers over £800,000

Davidson Frost-Wellings are pleased to present this fully refurbished four bedroom family home located in the heart of Little Stanmore. The home is arranged over three floors giving ample living space for any family looking to take advantage of the properties perfect location for the local schools.

The property further benefits from under floor heating and a separate garden studio with ample space to be used as an entertaining space or home office.

Camrose Avenue is a sought after location being within walking distance to some of the areas best school such as Krishna Avanti primary school & Stag Lane primary School.

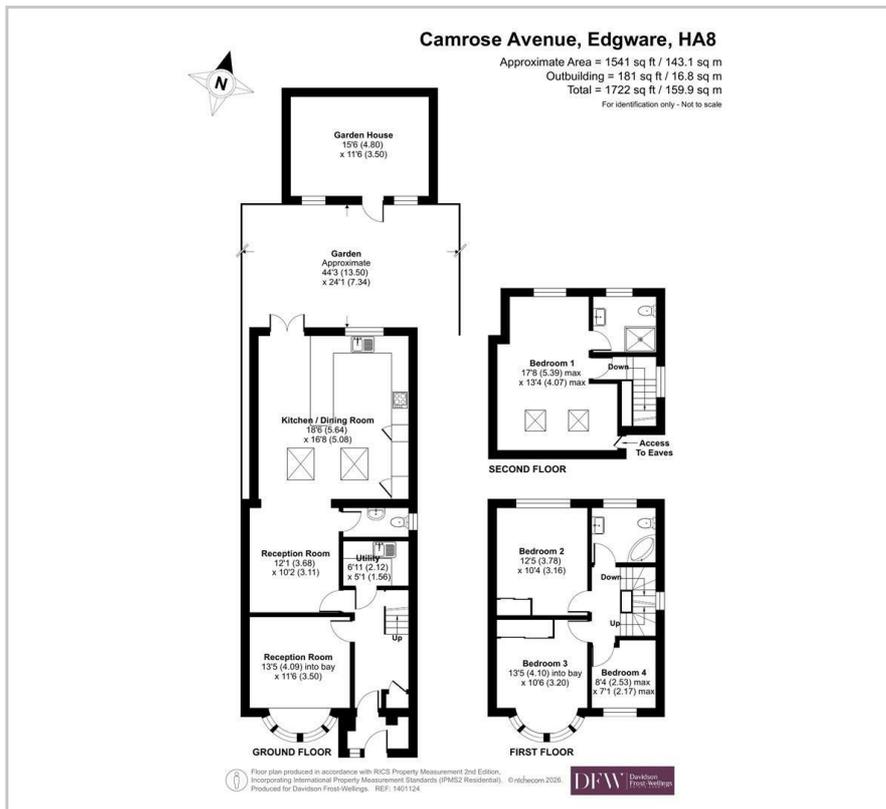
Harrow Council tax band D

### 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.

- Four bedrooms
- Fully refurbished
- Under floor heating
- Off street parking
- Out building
- Freehold

# Floor Plan

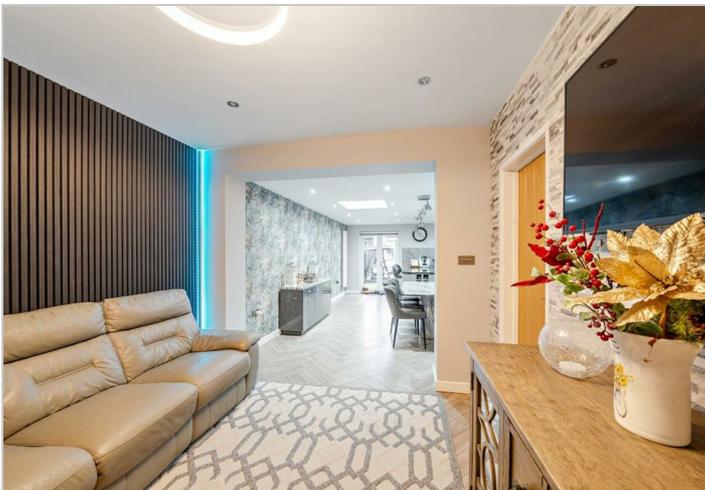


# Area Map



## 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>75</b>	<b>79</b>
(55-68) <b>D</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	



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