



## Winscombe Way

Stanmore

Offers over £950,000

Davidson Frost-Wellings are pleased to present this detached, five-bedroom, two-bathroom, chain free family home. Situated within the highly desirable Old Lodge Estate and within a short stroll to the open spaces of Bentley Priory nature reserve and Stanmore Broadway. The property has great potential to extend (STPP).

Winscombe Way forms part of the Old Lodge Estate, just a moments' walk from Bentley Priory and within easy walking distance of all the shopping amenities of Stanmore Broadway. There is also excellent accessibility to the area's finest private and state schools. Stanmore Jubilee Line underground station, with direct access to central London.

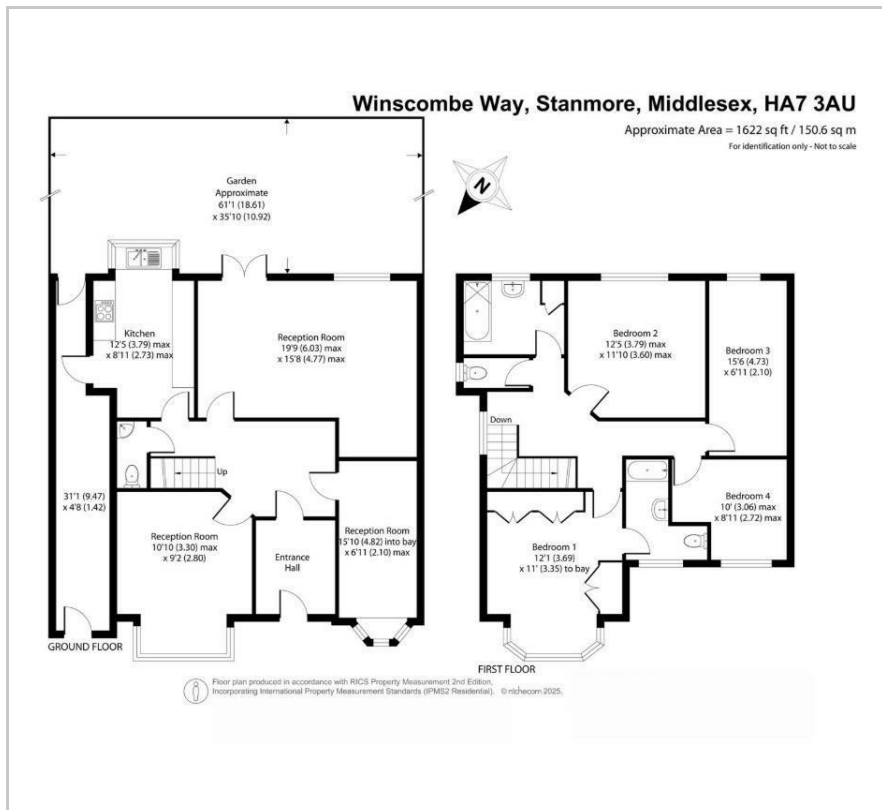
Harrow council tax band C

### Viewing

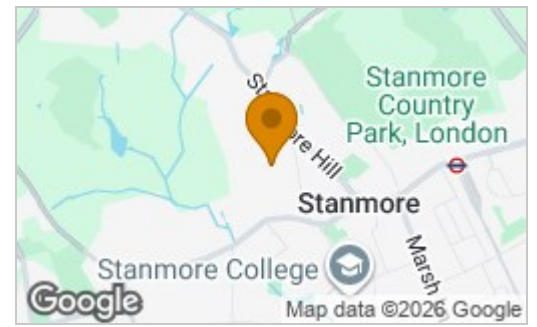
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Five bedrooms
- Two bathrooms
- Fitted kitchen
- Detached house
- Sought after location
- Chain free

## Floor Plan



## Area Map



### Energy Efficiency Rating

|  | Current                 | Potential |
|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>73</b> |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <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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