



## Stanmore Hill

Stanmore  
£725,000

A three bedroom, semi-detached house available in a central Stanmore location with Davidson Frost-Wellings.

The house a spacious and bright reception room with lots of natural light offering space for relaxing and a large dining table. In addition, downstairs the house has a separate kitchen, guest WC and a conservatory with underfloor heating.

Upstairs on the first floor the house has three double bedrooms including a large master bedroom with built-in wardrobes and an ensuite bathroom with a bathtub and a his-and-hers sink unit. The second bedroom has French doors leading to a private balcony and the third bedroom has built-in wardrobes.

On a corner plot, this property has a private garden with patio and lawn as well as a detached double garage with planning permission to convert to an outbuilding with additional windows and a shower room. At the rear of the garden is off-street parking for at least two cars.

Harrow Council tax band F.

### 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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>75</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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