



Merrion Avenue Stanmore £850,000

A three bedroom semi-detached house available in immaculate condition with Davidson Frost-Wellings.

On the ground floor the house has a modern kitchen/breakfast room, further dining area with a reception space overlooking the rear garden as well as a bay-windowed reception space at the front of the house. In addition downstairs is a well fitted home office and guest WC. Upstairs the house has two sumptuous double bedrooms, a further third single bedroom and a modern family bathroom.

The front driveway provides off-street parking for multiple cars and the rear landscaped garden is mature and offers a patio, planted borders and a lawn.

Merrion Avenue is well located for access to Stanmore tube station as well as Stanmore Broadway and local well regarded schools, including the North London Collegiate School.

Harrow Council tax band E.

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.



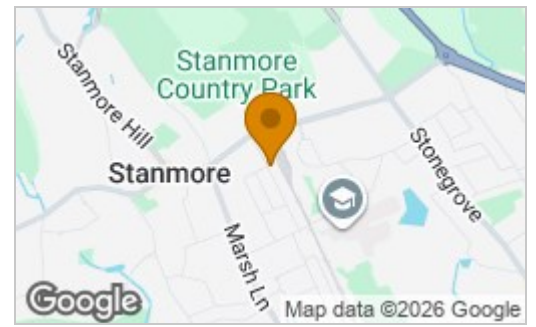
- Three bedrooms
- Immaculate condition
- Home office
- Bright throughout
- Excellent location
- Freehold



Floor Plan



Area Map



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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