

# Westbere Drive

Stanmore • • HA7 4RG

Asking Price: £740,000



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This four-bedroom, one-bathroom semi-detached home is in excellent condition and benefits from a garage and off-street parking. Externally, the property offers private front and rear gardens, along with additional off-street parking to the rear.

The property is conveniently located for all the local amenities of Stanmore and offers excellent transport links to London and the North. Stanmore Underground Station (Jubilee Line) is approximately 0.6 miles away, and the A41, M1 and M25 are all located nearby, providing easy access for commuters

Semi Detached Home

Four Bedrooms

Downstairs WC

Spacious Living Room

Private Garage

One family Bathroom

Fitted Kitchen

Short Stroll to Stanmore Station

Off Street Parking

Approx Area: 1515 sq ft

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





### Ground Floor

Approx. 83.4 sq. metres (898.2 sq. feet)



### First Floor

Approx. 57.3 sq. metres (616.9 sq. feet)



Total area: approx. 140.8 sq. metres (1515.1 sq. feet)

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Whilst every effort has been made to ensure the accuracy of this floor plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any errors. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
Very good (A)	
Good (B)	
Good (G)	82
64	
Not energy efficient - higher running costs	
England & Wales	03/07/2018

Important Notice: 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 or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.