



WEMBOROUGH ROAD, STANMORE, HA7 - £650,000 FREEHOLD FAMILY HOME FOR SALE

Tenure: Freehold
Council Tax Band: E
EPC Rating: G

DESCRIPTION:

Winkworth Harrow are delighted to announce the Sole Agency instruction on this charming three bedroom semi-detached family home.

The property offers bright and spacious living accommodation throughout, with potential to extend to both the side and the rear, subject to planning permission. The accommodation comprises an entrance hallway with doors providing access to a spacious through lounge and fitted kitchen providing access to the rear garden.

The first floor boasts a large Double bedroom, a second double bedroom, followed by a smaller third bedroom and a family bathroom.

Externally, to the front is off street parking leading to the garage and to the rear is a low maintenance garden.

Canons Park underground station is within easy reach along with The M1 and A41 road links and is within the catchment area of several highly regarded local schools, including Avanti House.

Early Viewings are advised.

Harrow | 020 8861 3933 | harrow@winkworth.co.uk

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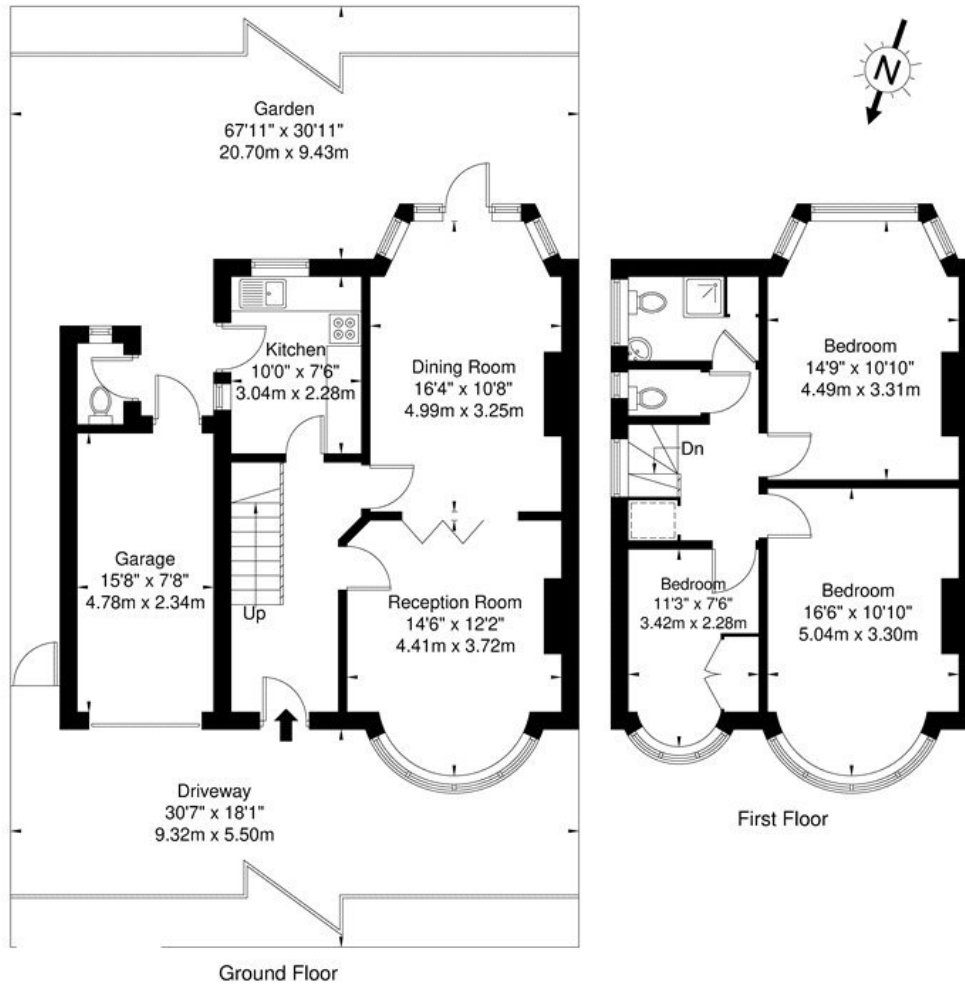
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Wemborough Road Stanmore HA7 2ED

Approx. Gross Internal Area = 108.9 sq m / 1172 sq ft



Ref

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92+) A	
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	12
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

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