



## Mountbel Road

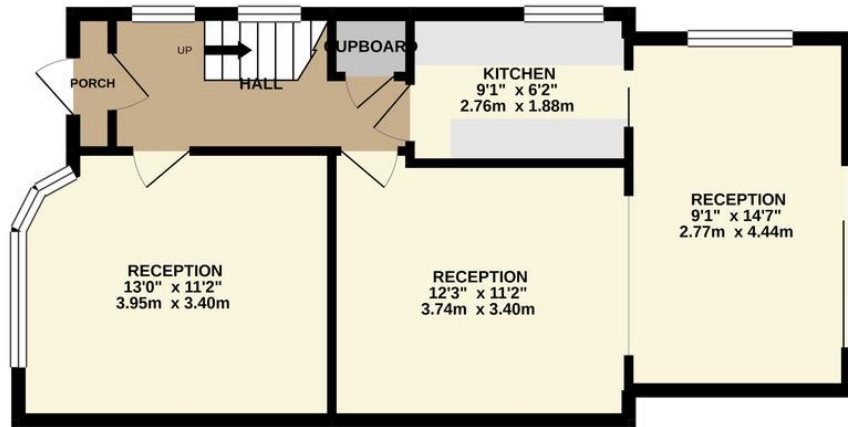
Stanmore, HA7 2AG

**£629,950**

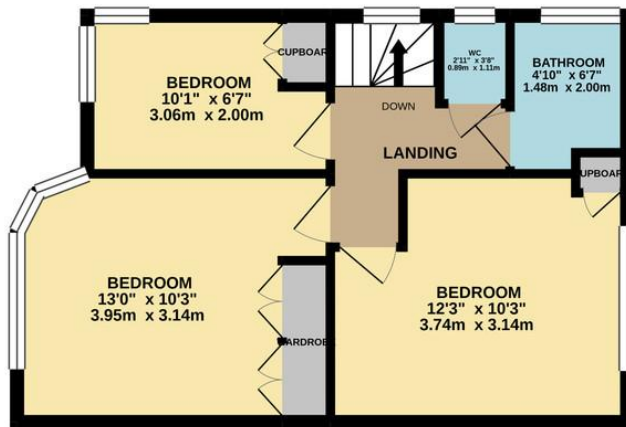
A very well presented and extended three bedroom semi detached house with three reception rooms, shower room and separate wc, off street parking and approx. 75' west facing rear gardens. Located close to St. Joseph's, Stanburn, Avanti and Whitchurch Schools, Belmont Circle for shops, buses, health centre and with the nearest station at Canons Park. EPC Rating: Awaiting.



GROUND FLOOR  
541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating: to be confirmed

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements