



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

Stanhope Avenue

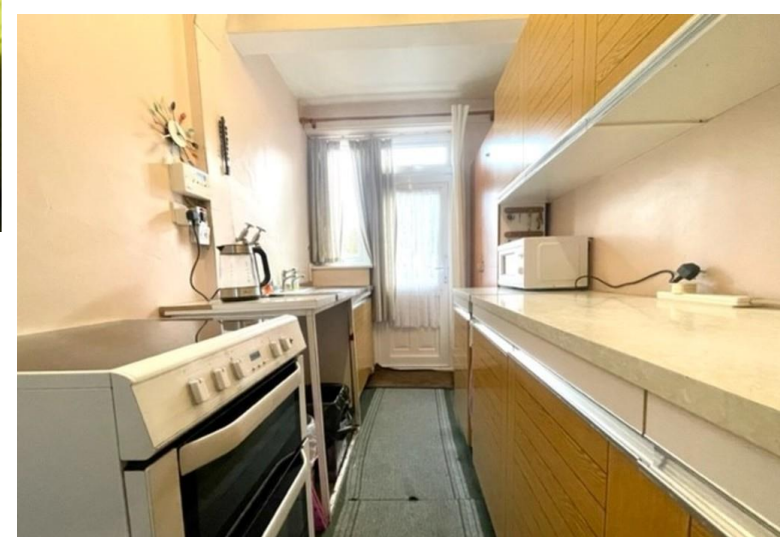
Harrow Weald HA3 5JW

- GUIDE PRICE £525,000 TO £550,00
- Three bedroom semi detached house
- Offered for sale in good order throughout
- Electric heating and Double glazed

Guide Price **£525,000**

EPC Rating '31'





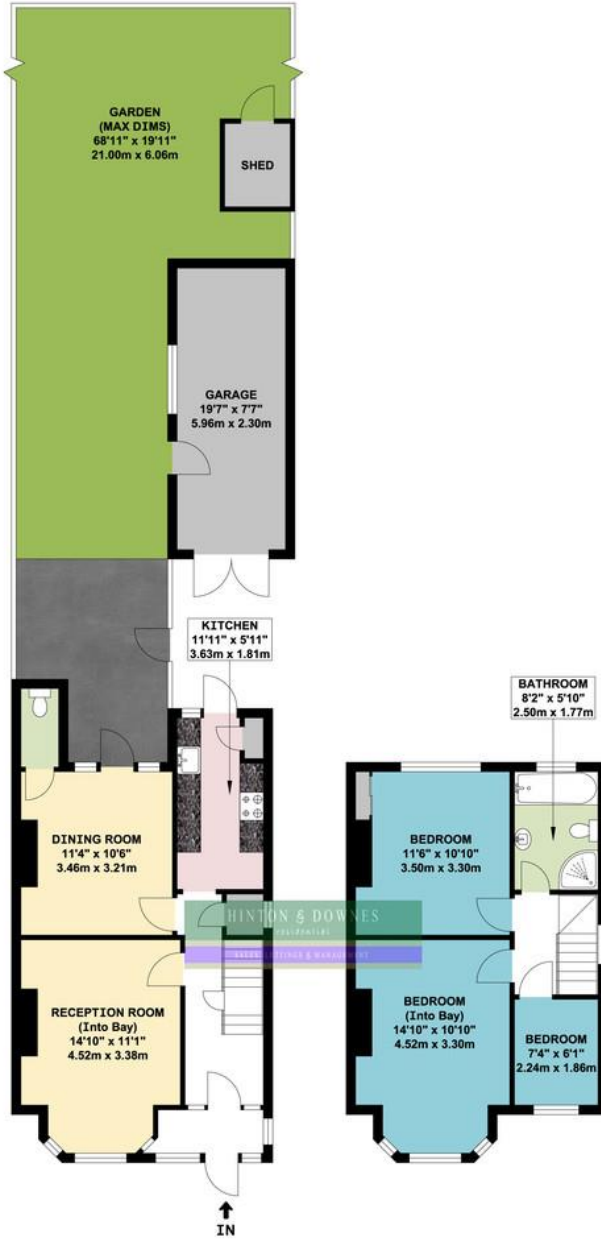
Property Description

GUIDE PRICE £550,000 TO £575,000. A three bedroom semi detached house with a garage approached via a shared driveway well positioned for shopping and transport facilities in the surrounding area. The property is offered for sale with No Upper Chain and benefits from double glazed windows, electric heating, two separate reception rooms, a recently remodelled bathroom on the first floor and has huge potential to extend to the rear and into the loft space (stpp). Stanhope Avenue runs between Long Elmes and Weald Lane and has property to one side of the road only and as such provides ample on road parking. An internal inspection comes highly advised.





STANHOPE AVENUE
HARROW WEALD HA3



GROUND FLOOR

FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 890.92 SQ. FT / 82.77 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN 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. FLOOR PLANS ARE NOT DONE TO "SCALE".

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	31 F	
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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 are advised to recheck the measurements