



  
phillip shaw  
estate agents

11 Ventnor Avenue, Stanmore

Guide Price £600,000



  
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## 11 Ventnor Avenue

Stanmore, Stanmore

Opportunity to acquire a 4-bed semi-detached house for refurbishment. Well-proportioned layout with spacious living areas. Generously sized garden in sought-after area. Ideal for customisation and design enhancements, offering immense potential for a bespoke living space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E



# Ventnor Avenue, HA7 2HX

Approx Gross Internal Area = 137 sq m / 1475 sq ft

Driveway = 48 sq m / 517 sq ft

Garden = 157 sq m / 1689 sq ft

Total = 342 sq m / 3681 sq ft



Ref:

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PLAN**

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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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