



Coledale Drive, Stanmore, HA7

This modern and refurbished four bedroom semi-detached home is set on a popular residential road and offers bright, well-presented interiors throughout.

A welcoming entrance porch and hallway leads to a generous through lounge and a modern, separate kitchen with partially integrated appliances and stylish fixtures and fittings. Outside, a large, private rear garden also offers excellent space for entertaining.

A utility room, full bathroom and double bedroom is accessible on the ground floor and upstairs three further bedrooms (two doubles and one single) are well appointed with built-in storage with a second full bathroom with walk-in shower.

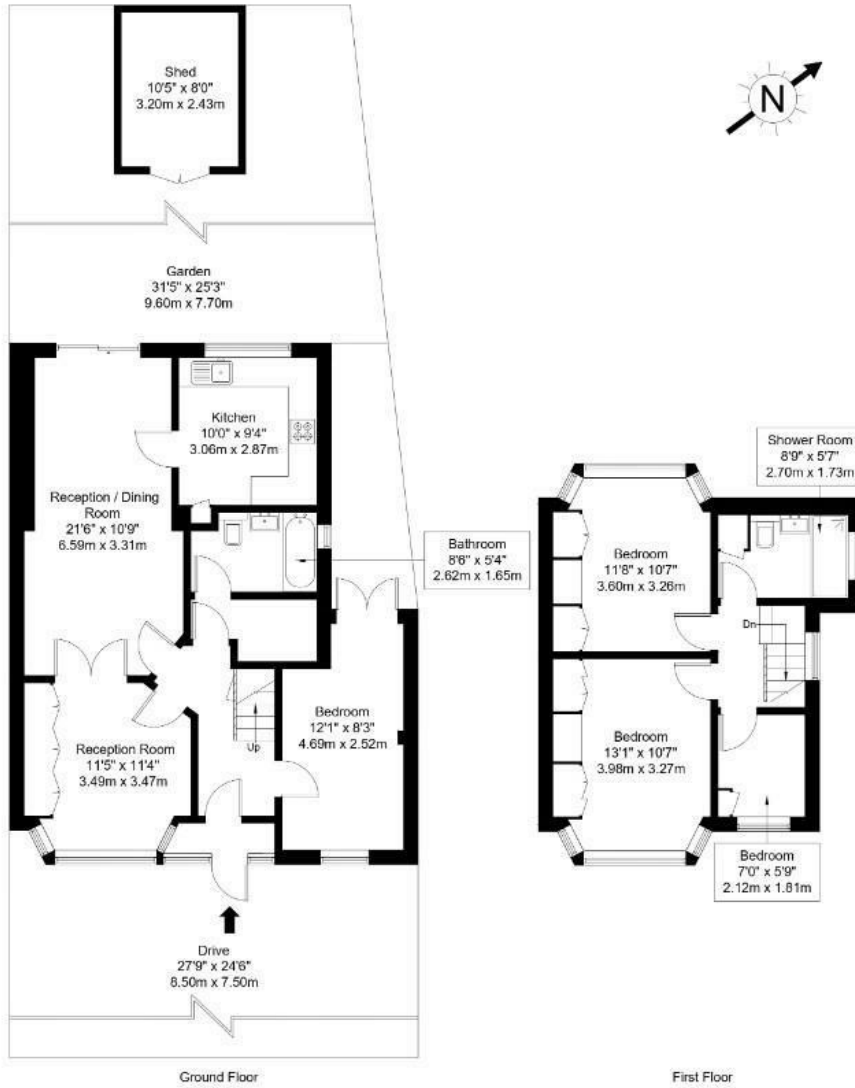
Off-street parking accommodates multiple cars and the property is ideally located within easy reach of the Broadway's shops, including a Lidl Superstore, and close to the beautiful Stanmore Country Park.

- Four bedroom semi-detached home
- Two modern family bathrooms
- Off-street parking for multiple cars
- Large private rear garden with shed
- Modern separate kitchen with integrated appliances
- Bright reception room with built-in storage
- Additional living dining room
- Recently refurbished
- Freehold entity

Asking price £725,000

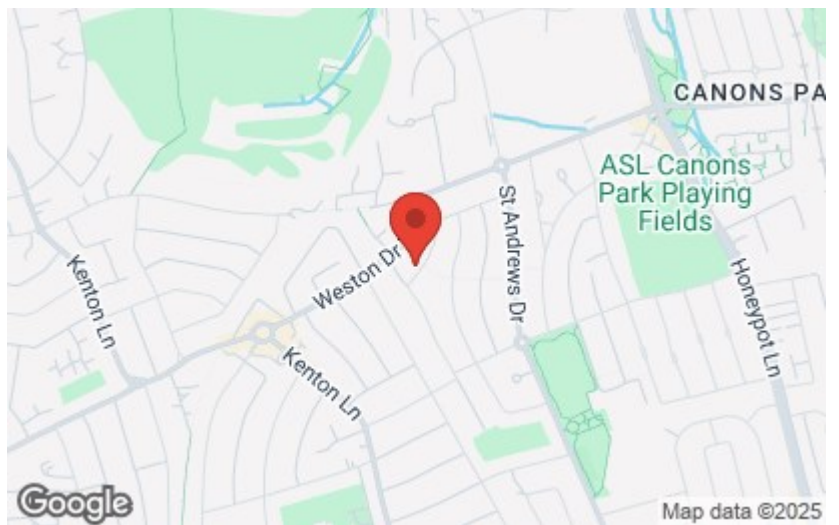
Coledale Drive, HA7 2QF

Approx Gross Internal Area = 108.11 sq m / 1164 sq ft



Copyright **BLEUPLAN**

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. Copyright @ BLEUPLAN



| Energy Efficiency Rating | |
|-------------------------------------------------------------------|-------------------------|
| Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | 84 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | |
|---------------------------------------------------------------------------------------|-------------------------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |