



## Charmian Avenue

Stanmore

£700,000

A three bedroom, semi detached property available chain free with Davidson Frost-Wellings.

Downstairs the property consists of a separate front reception room and an open plan kitchen diner to the rear with doors leading to the private rear garden. It further benefits from a W/C and attached single garage. Upstairs the house has two large double bedrooms with built in wardrobes, a further third bedroom and a family bathroom.

The house is available with off street parking for multiple cars on the driveway, a garage to the side and a South facing private rear garden.

The property also benefits from having existing planning permission to build a single storey

Harrow Council tax band E.

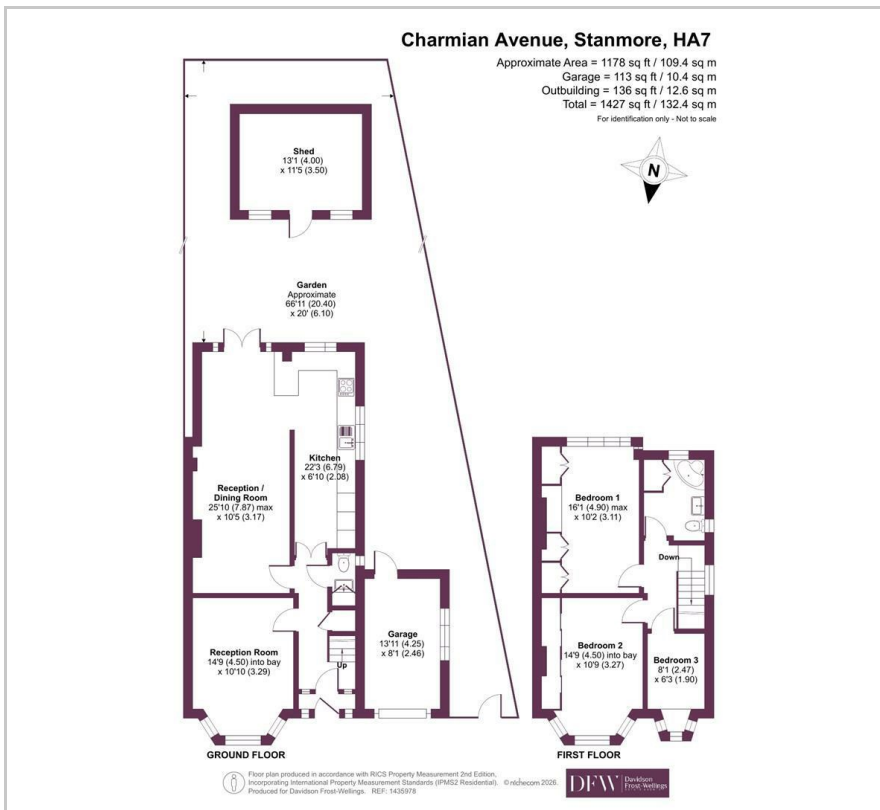
### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

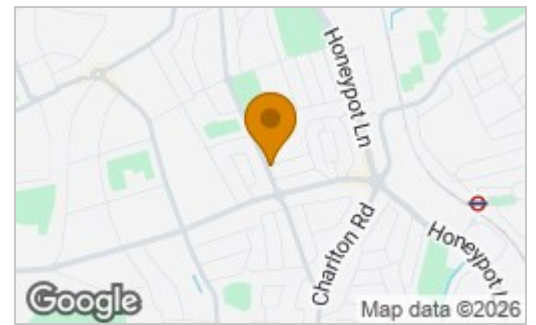
- Three bedrooms
- South facing garden
- Driveway
- Semi detached freehold
- Extension potential
- Convenient location



# Floor Plan



# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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