



## Sitwell Grove

Stanmore

£599,999

A three bedroom, end-of-terrace house available in excellent condition with Davidson Frost-Wellings.

On the ground floor, the house has a spacious open plan kitchen/dining room perfect for families or entertaining. There is also a welcoming hallway and a semi-separate living room with a large window allowing lots of natural light throughout. Upstairs the house has three double bedrooms and a modern family bathroom with a separate WC.

The property is conveniently located on a residential road with attractive green space at the front. There is a front garden, plus side access to a large rear garden with patio, raised decking, 13' x 13' summer house plus storage.

Extension potential is available to the rear, side and into the loft subject to the usual planning permissions.

Harrow Council tax band D.

### 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
- Large rear garden
- Separate reception room
- Garden room
- Excellent condition
- Freehold



3



1



1



D

Floor Plan



Area Map



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>78</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</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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