



## Wynchgate

Harrow

£600,000

A three bedroom, semi-detached house available in an excellent, cul-de-sac, location with Davidson Frost-Wellings.

Downstairs the house has a welcoming hallway, double reception room with bay window and sliding doors leading to the rear garden, plus a separate new kitchen. Upstairs the house has two double bedrooms, and additional third bedroom, a very large family bathroom and separate WC.

The property is available with an elevated position on the road, an attractive front garden and a West-facing rear garden. In addition there is a shared driveway and a large, separate, extended garage.

Wynchgate is a quiet residential road within close proximity to Stanmore Broadway and Harrow Weald High Road with a variety of shops, restaurants and transport links to Central London in less than thirty minutes. The house is located within a few minutes walk of Weald Rise Primary School.

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
- Good Condition Throughout
- Large Detached Garage
- Cul-De-Sac Location
- Double Reception Room
- Semi Detached Freehold



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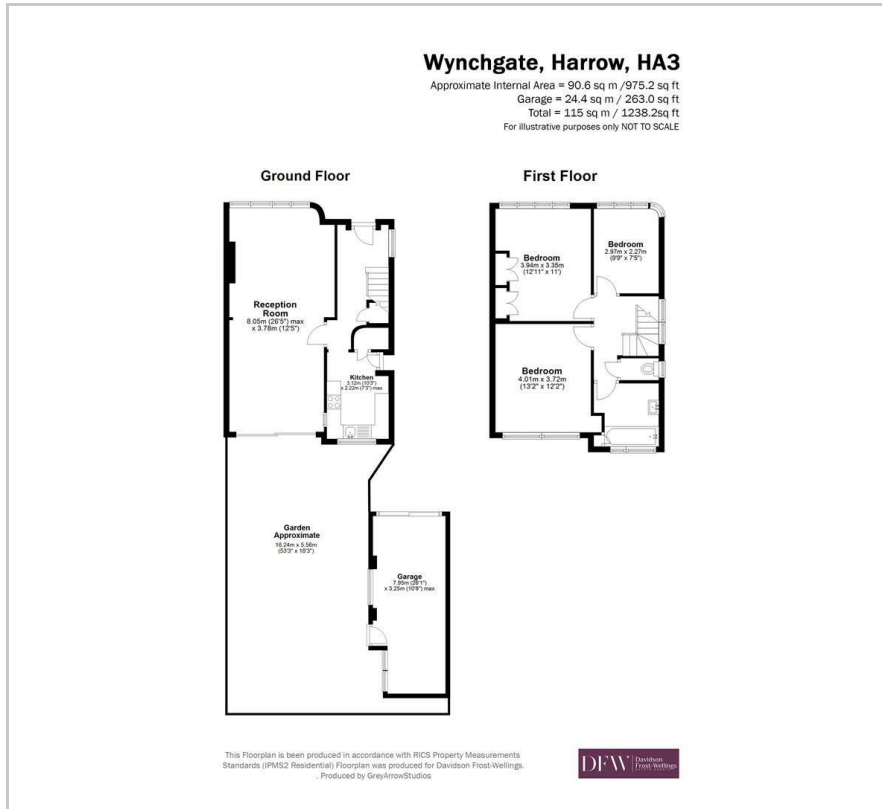


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# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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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