



## Curzon Avenue Stanmore Offers over £599,000

A three bedroom semi detached house available with Davidson Frost-Wellings.

On the ground floor the house has a double reception room which leads to a modern, open plan kitchen with a utility room, and downstairs WC. On the first floor the house has two double bedrooms, an additional study bedroom and a family bathroom with separate WC.

The large rear garden is mostly laid to lawn with a patio and a separate garage, backing onto allotments at the rear offering a beautiful outlook.

The house further benefits from solar panels on the roof.

Harrow Council tax band E.

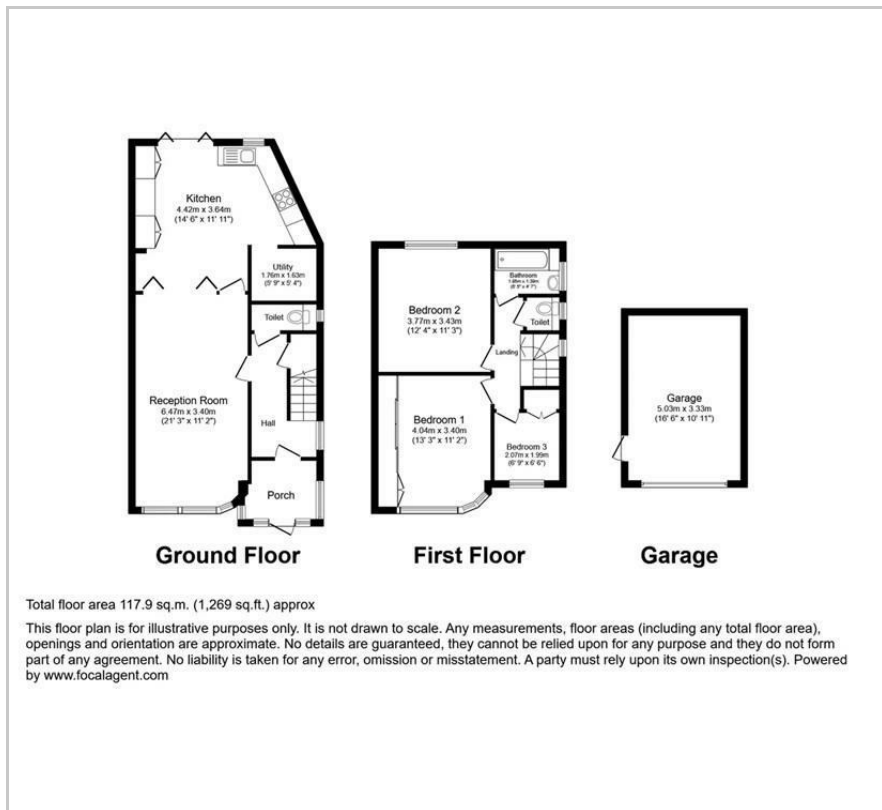
### Viewing

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
- Open plan kitchen
- Semi detached
- Driveway parking
- Delightful outlook
- Freehold



## 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>81</b>
(69-80) <b>C</b>	<b>72</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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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