



## Thistlecroft Gardens

Stanmore

Offers over £635,000

This well presented three bedroom semi detached family home is situated on this quiet cul-de-sac location in the popular Laing Estate of Stanmore.

Further benefits include gas central heating, double glazing, and offers great scope to extend and add value subject to the relevant planning consents.

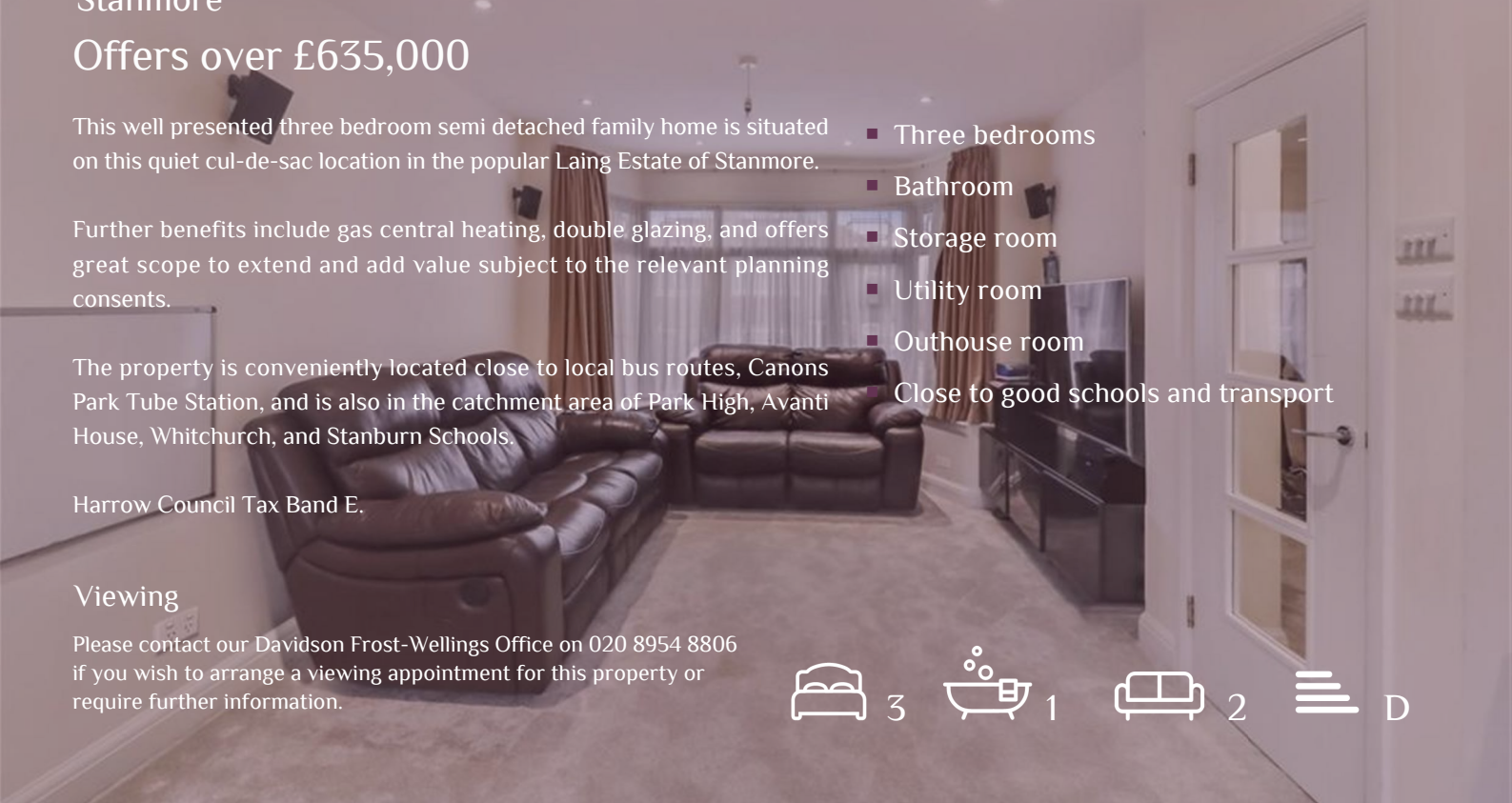
The property is conveniently located close to local bus routes, Canons Park Tube Station, and is also in the catchment area of Park High, Avanti House, Whitchurch, and Stanburn Schools.

Harrow Council Tax Band E.

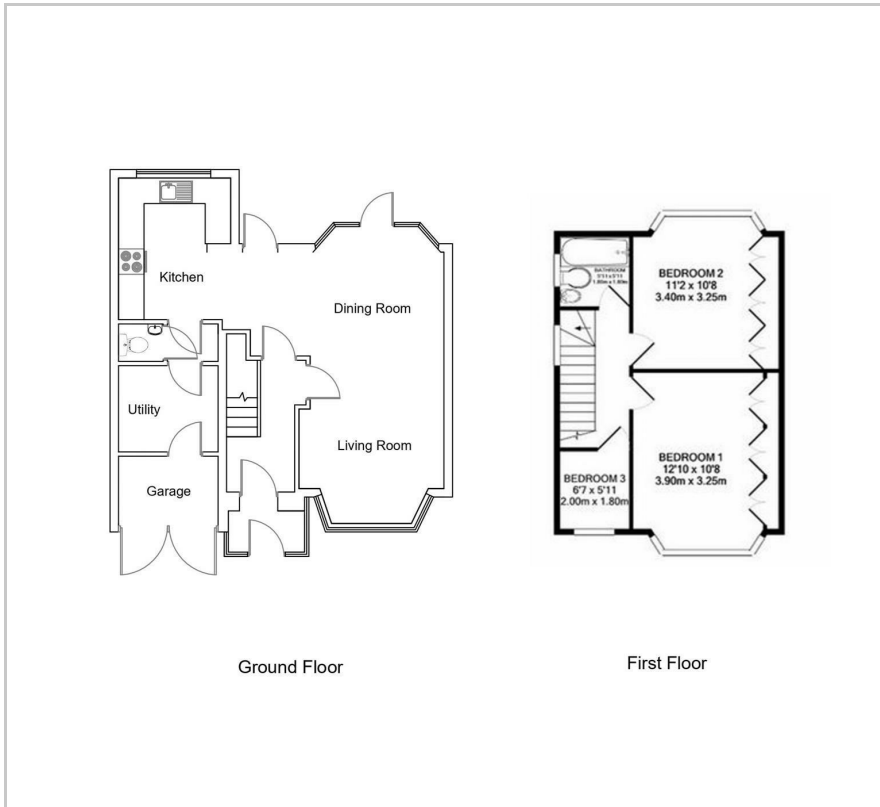
- Three bedrooms
- Bathroom
- Storage room
- Utility room
- Outhouse room
- Close to good schools and transport

### Viewing

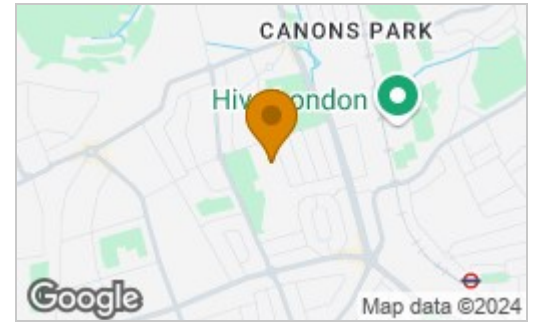
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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