



## Lyon Meade

Stanmore

£550,000

A three bedroom semi detached house in need of modernisation in an excellent location.

On the ground floor the house has two reception rooms and a galley kitchen. On the first floor there are three bedrooms and a family bathroom. The house is available chain free, in a great location with extension potential subject to the usual planning permissions.

At the front of the property is off street parking, access to a shared drive leading to a single garage and private rear garden.

Lyon Meade is a quiet residential road in the Laing Estate a short walk away from Park High School, Whitchurch Primary School and Avanti House Secondary School. The nearest tube station Canons Park for the Jubilee line offering a convenient commute to Central London.

Harrow Council Tax Band E.

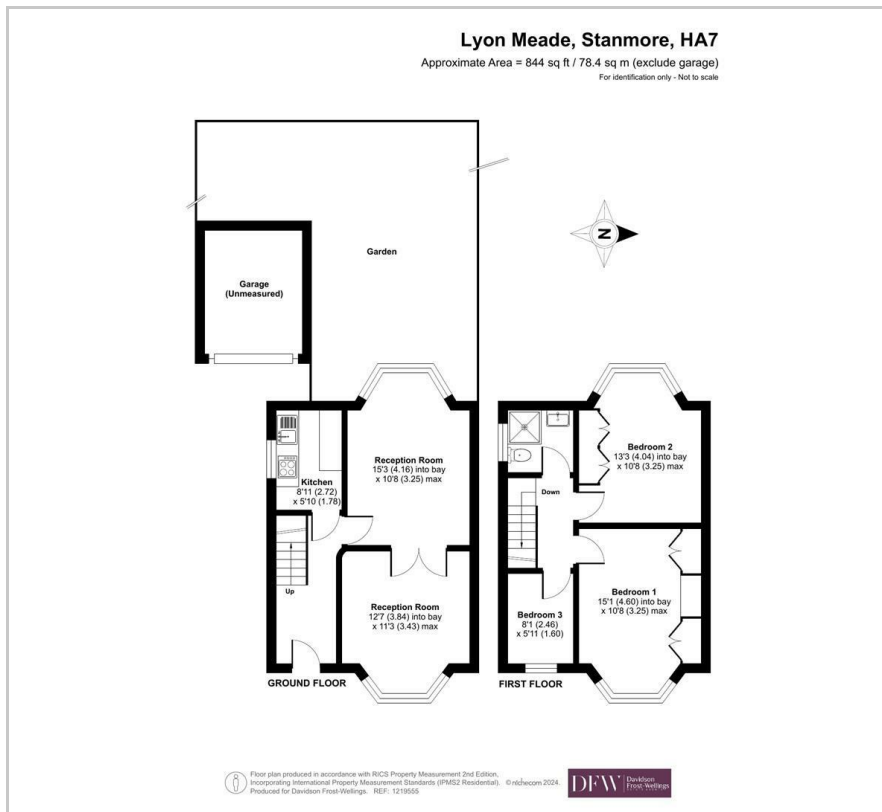
### Viewing

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
- Chain Free
- Excellent Location
- In Need Of Modernisation
- West Facing Garden
- Semi Detached Freehold



# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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.