



## Brockley Avenue

Stanmore

£1,175,000

Davidson Frost-Wellings are pleased to bring to the market this four bedroom detached property. This family home is located in a convenient and sought after area in Stanmore.

This property requires complete refurbishment but offers the opportunity to extensively expand the living space (STPP) and convert the double length garage, as other properties in the road have already done.

Barnet Council Tax Band G

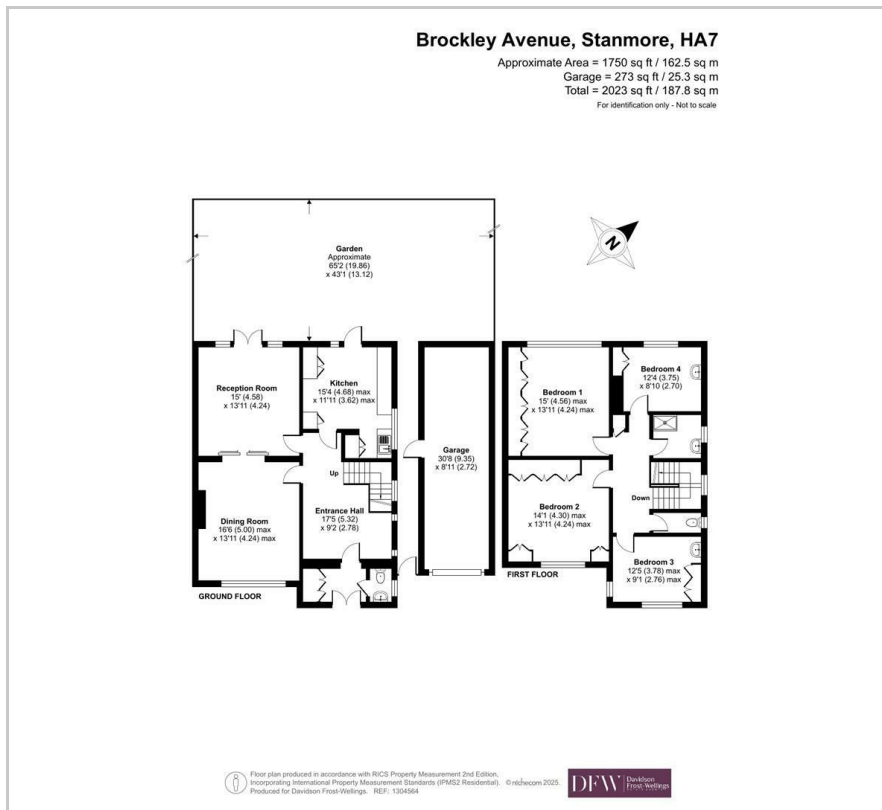
### Viewing

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.

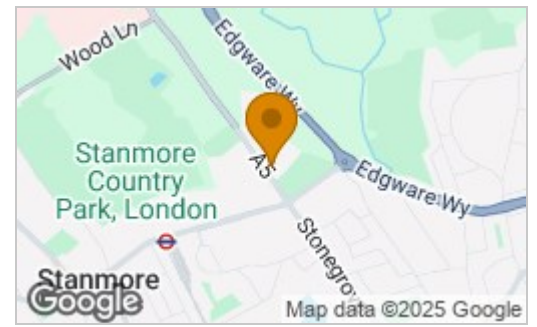
- Four bedrooms
- Characterful house
- Mature garden
- Off street parking
- Modernisation required
- Chain free



## 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>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</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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