



## Berry Hill

Stanmore

Offers over £899,950

Davidson Frost-Wellings are pleased to present this three-bedroom two-bathroom detached family home.

The house is available with multiple reception rooms and a galley kitchen on the ground floor as well as a guest WC and integrated garage. On the first floor the house has a large master bedroom with ensuite shower room, two further bedrooms and a family bathroom.

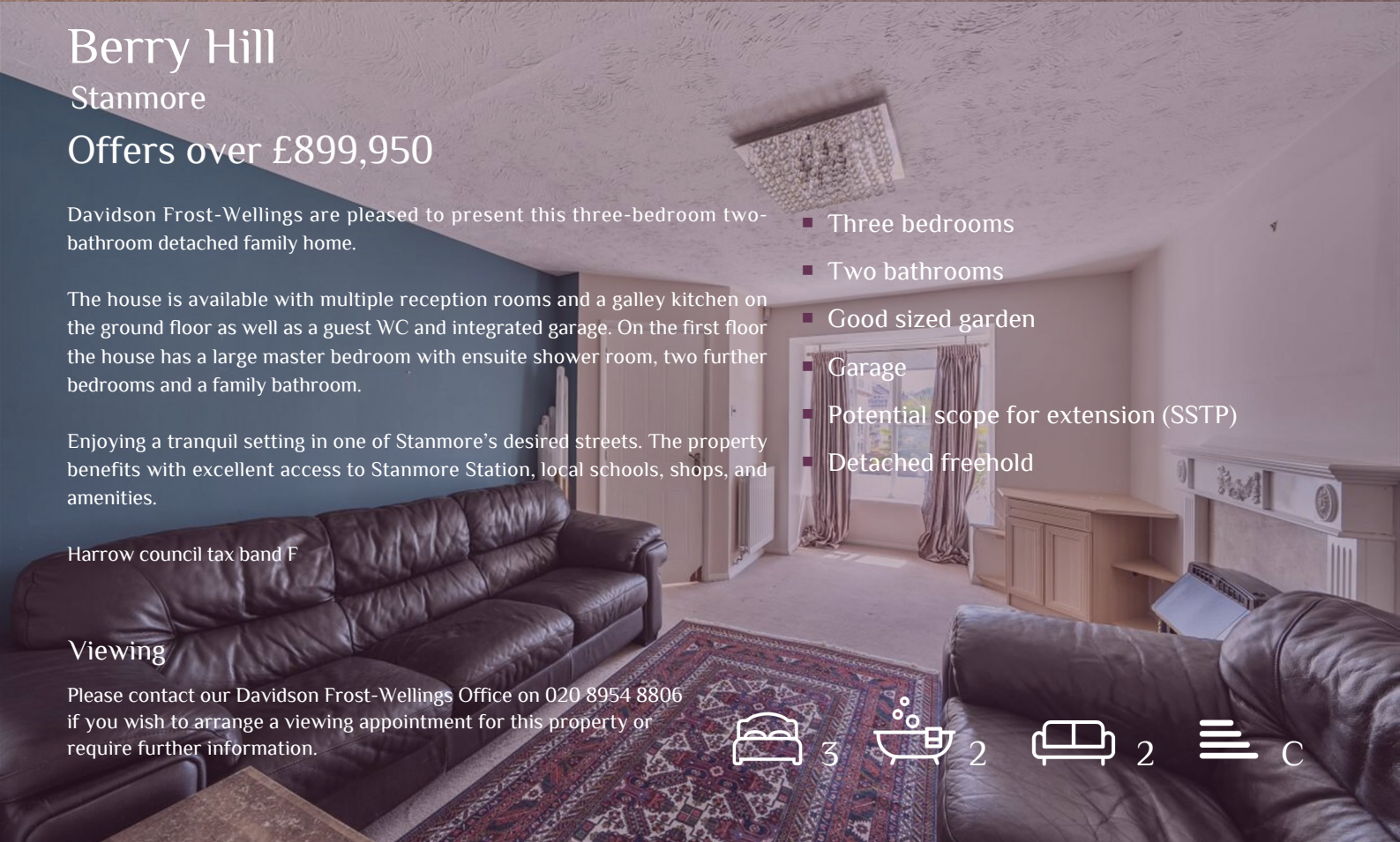
Enjoying a tranquil setting in one of Stanmore's desired streets. The property benefits with excellent access to Stanmore Station, local schools, shops, and amenities.

Harrow council tax band F

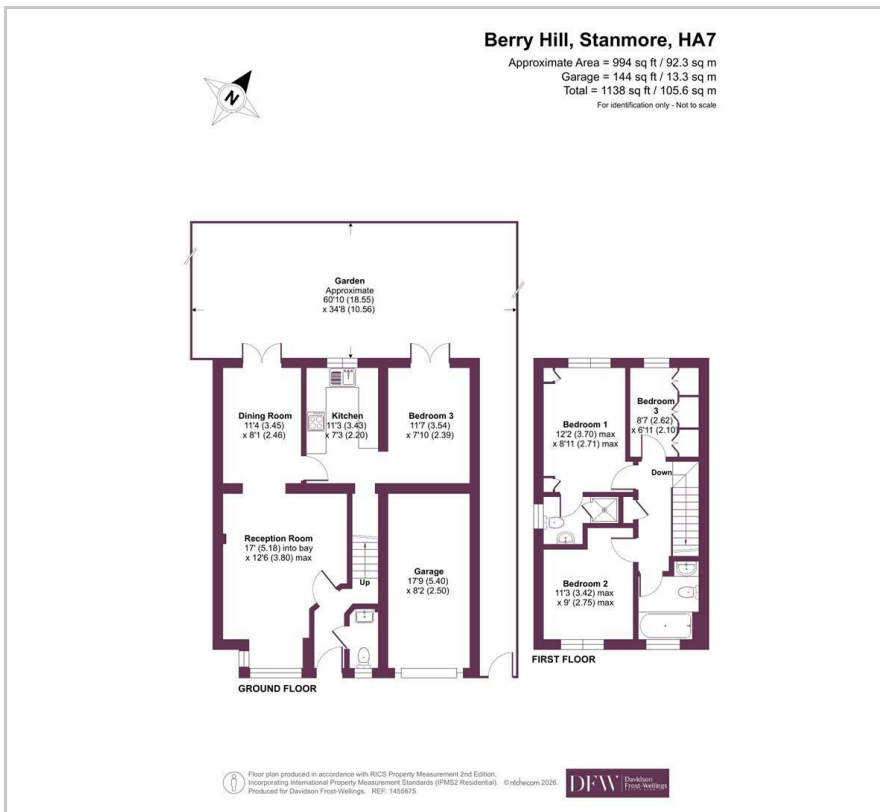
### Viewing

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.

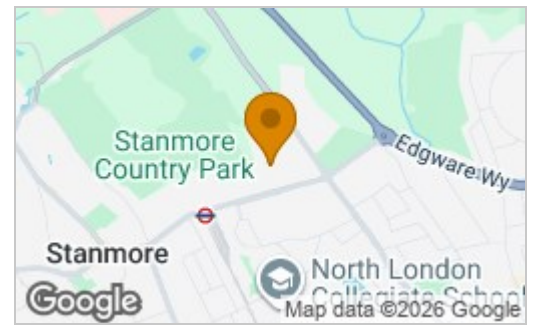
- Three bedrooms
- Two bathrooms
- Good sized garden
- Garage
- Potential scope for extension (SSTP)
- Detached freehold



# 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>		
(69-80) <b>C</b>	<b>70</b>	<b>76</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	



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