



## Green Lane

Stanmore

Offers in excess of £550,000

Davidson Frost-Wellings are pleased to present this two bedroom character cottage situated in one of Stanmore's most charming areas and available chain free.

Downstairs the property consists of a large open kitchen and dining room as well as a separate dual aspect reception room allowing lots of natural light. Upstairs there are two large bedrooms and a family bathroom.

The property also benefits from ample storage space and a good size private patio garden. There is also a feature fireplace in the reception room making for a cosy family room.

Green Lane is minutes from St John's C. of E. School and close to the shops, cafes and restaurants of Stanmore Broadway as well as Stanmore Tube Station.

Harrow Council Tax Band E.

### Viewing

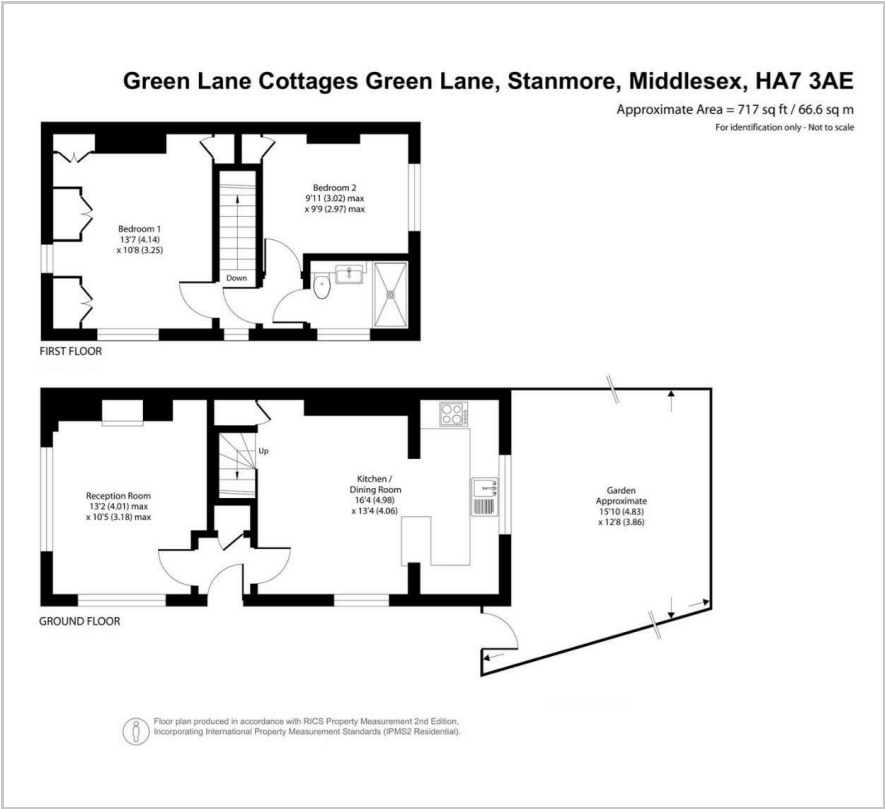
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.

- Two bedrooms
- Private patio garden
- Featureful cottage property
- Sought-after location
- Chain free
- Freehold





Floor Plan



Area Map



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>85</b> |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>57</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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