



## Gordon Avenue

Stanmore

£1,250,000

A four bedroom, detached house available with Davidson Frost-Wellings on one of Stanmore's premier roads.

On the ground floor the house has a large, L-shaped, multiple-aspect reception room with sliding doors leading to the large South facing garden and bathed in natural light. There is also a separate kitchen, utility room, guest WC and integrated garage. The ground floor also has parquet flooring throughout.

On the first floor there is an impressive master suite with built-in wardrobes, a modern ensuite bathroom and a balcony overlooking the garden. There are an additional three double bedrooms and modern family bathroom.

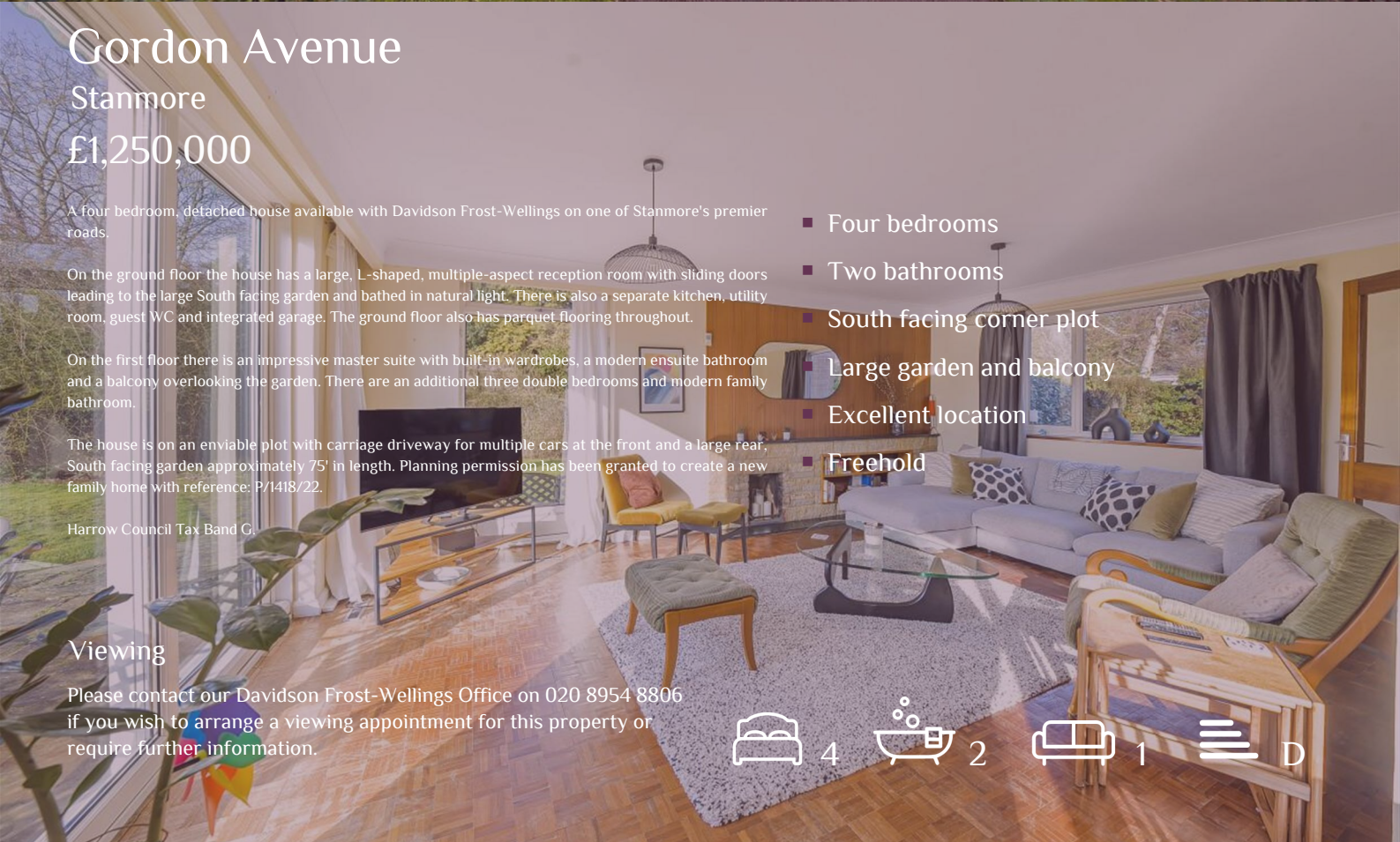
The house is on an enviable plot with carriage driveway for multiple cars at the front and a large rear, South facing garden approximately 75' in length. Planning permission has been granted to create a new family home with reference: P/1418/22.

Harrow Council Tax Band G.

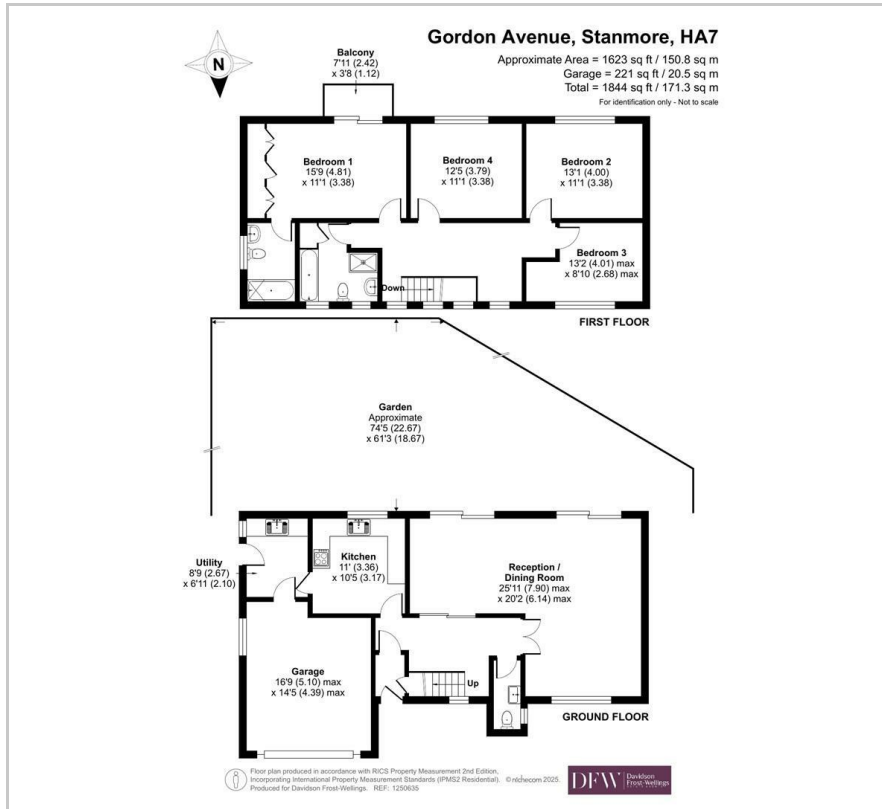
- Four bedrooms
- Two bathrooms
- South facing corner plot
- Large garden and balcony
- Excellent location
- Freehold

### 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>55</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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