



## Talman Grove

Stanmore

£850,000

A four bedroom, link-detached house available in excellent condition on a quiet, residential cul-de-sac in Stanmore.

On the ground floor the house has an open plan family kitchen and dining room, plus a separate reception room and a shower room. Upstairs the house has four bedrooms and a family bathroom plus access to a loft for storage or possible extension (subject to planning consent).

Talman Grove is within a quarter of a mile of the North London Collegiate School and half a mile of Stanmore Tube Station, as well as the shops, cafes and amenities in central Stanmore.

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.

- Four bedrooms
- Two bathrooms
- Good condition
- Large garden
- Link detached
- Freehold



4



2



2

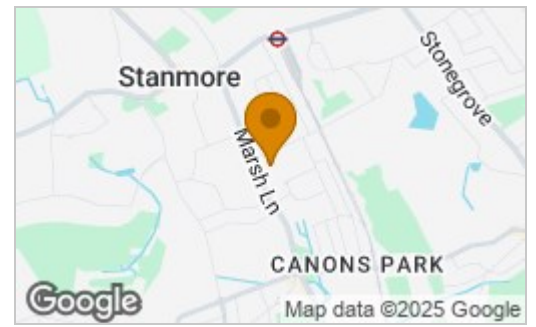


C

# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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