



## St. Edmunds Drive Stanmore Asking price £650,000

Davidson Frost-Wellings are delighted to present a generously proportioned five bedroom, three bathroom family home conveniently situated for local amenities and schools. The property offers further scope to extend (STPP), allowing you to create the ideal family home.

Situated in a popular area, just walking distance to the Belmont Circle and a variety of shopping facilities, coffee shops and petrol station services. There are excellent transport links leading to Harrow, Canons Park and Kenton Overground stations.

Harrow Council Tax Band E

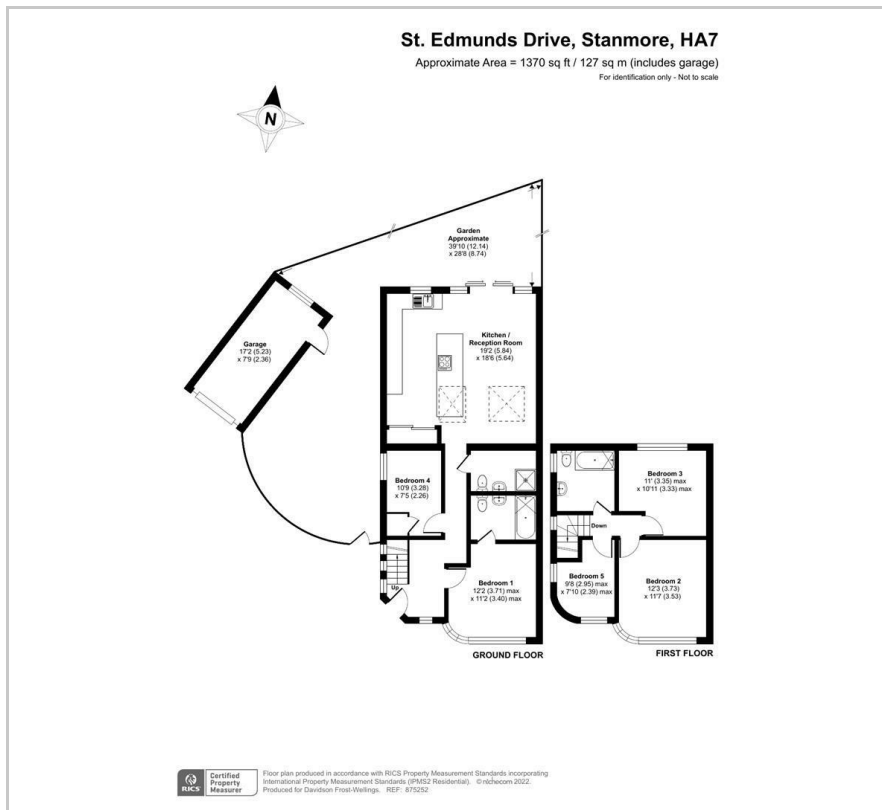
### Viewing

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.

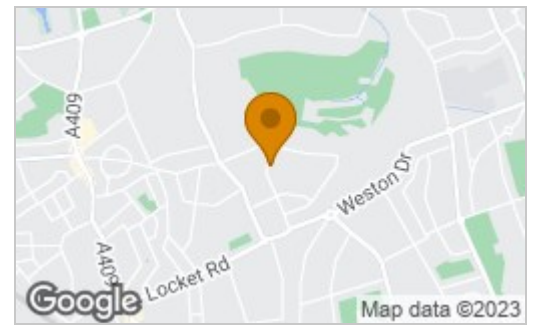
- Five Bedrooms
- Three Bathrooms
- Open Plan Kitchen
- Corner Plot
- Chain Free
- Separate Garage
- Underfloor Heating



## Floor Plan

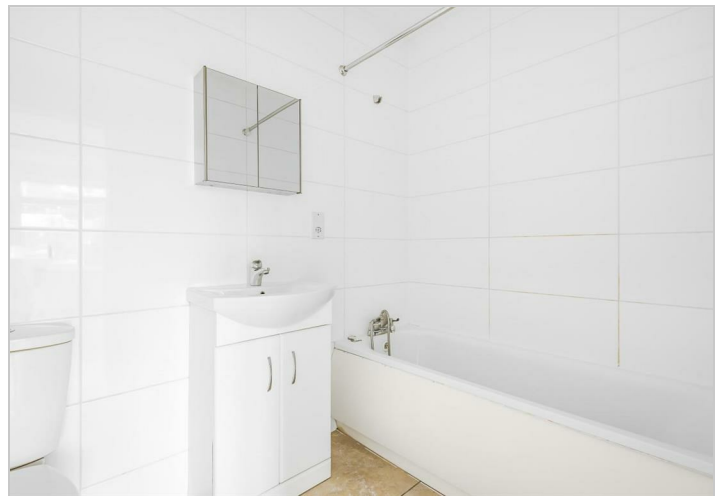


## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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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