



## Belmont Lane

Stanmore

Offers in the region of £600,000

Davidson Frost-Wellings are pleased to present this three bedroom end of terrace property on a quiet, close off of the sought after Belmont Lane.

The property benefits from a large open plan downstairs reception room with a separate kitchen and downstairs W/C. Upstairs there are three good sized bedrooms as well as a family bathroom. The property further benefits from ample internal storage space and has a larger than average garage with direct access from the private rear garden.

Tracy Court is located within walking distance to some of Stanmore's most sought after school such as Stanburn Primary School and Avanti House Secondary School.

Harrow Council Tax Band E.

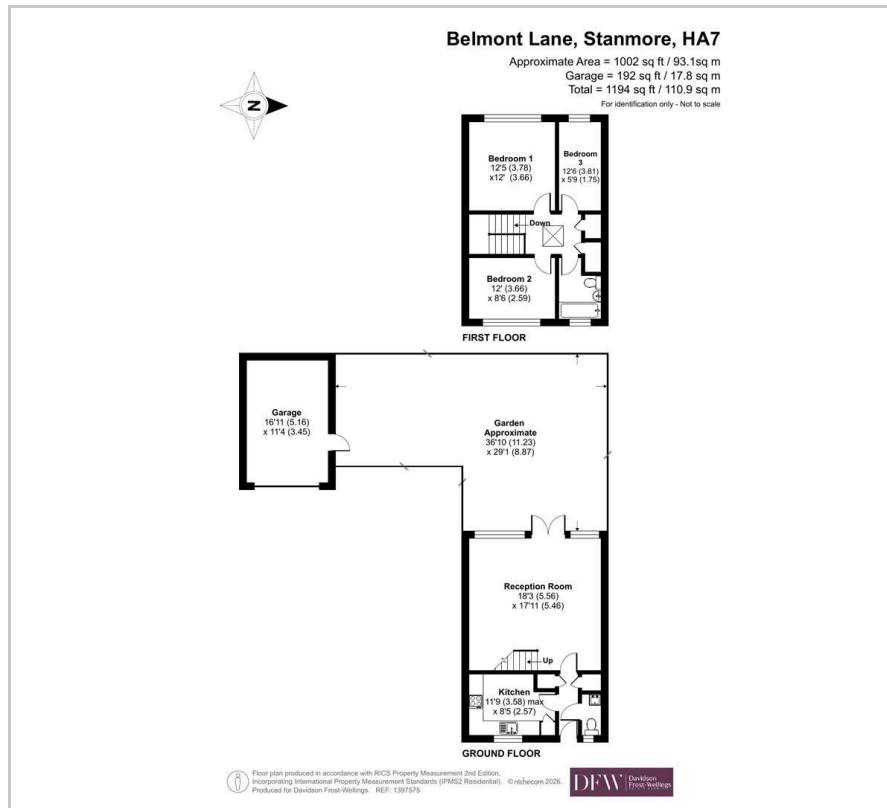
### Viewing

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.

- Three bedrooms
- Garage
- Open plan downstairs
- Private rear garden
- End of terrace
- Freehold



## Floor Plan



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



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