



## Gordon Avenue Stanmore

£1,700,000

A large and impressive detached house available on Gordon Avenue with Davidson Frost-Wellings.

On the ground floor, the house has multiple reception rooms including an office, large living room, dining room and playroom, plus an eat-in kitchen/dining room. There is also a spacious hallway and downstairs WC. On the first floor there is a spacious master bedroom with built-in wardrobes and large ensuite bathroom; the second bedroom also has an ensuite bathroom and built-in wardrobes. There are three further bedrooms and family bathroom.

Outside there is a carriage driveway with parking available for multiple cars, plus parking to the side of the house offering potential to extend without encroaching on the garden. The rear garden is mostly laid to lawn and bordered by shrubs offering excellent privacy. The detached double garage was converted to a cinema room (currently used for storage) and there is also a separate outbuilding for garden storage or suitable to conversion to a home office/studio.

The house is available in good condition throughout, constructed with a timber frame on a sizeable plot on one of Stanmore's premier roads.

Harrow Council Tax Band H.

### 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
- Four reception rooms
- Multiple outbuildings
- Detached freehold house
- Extension potential (STPP)



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D

# 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>		
(55-68) <b>D</b>	<b>66</b>	<b>76</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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