



## Uppingham Avenue

Stanmore

£625,000

Davidson Frost-Wellings are pleased to present this four bedroom, two bathroom townhouse on Uppingham Avenue.

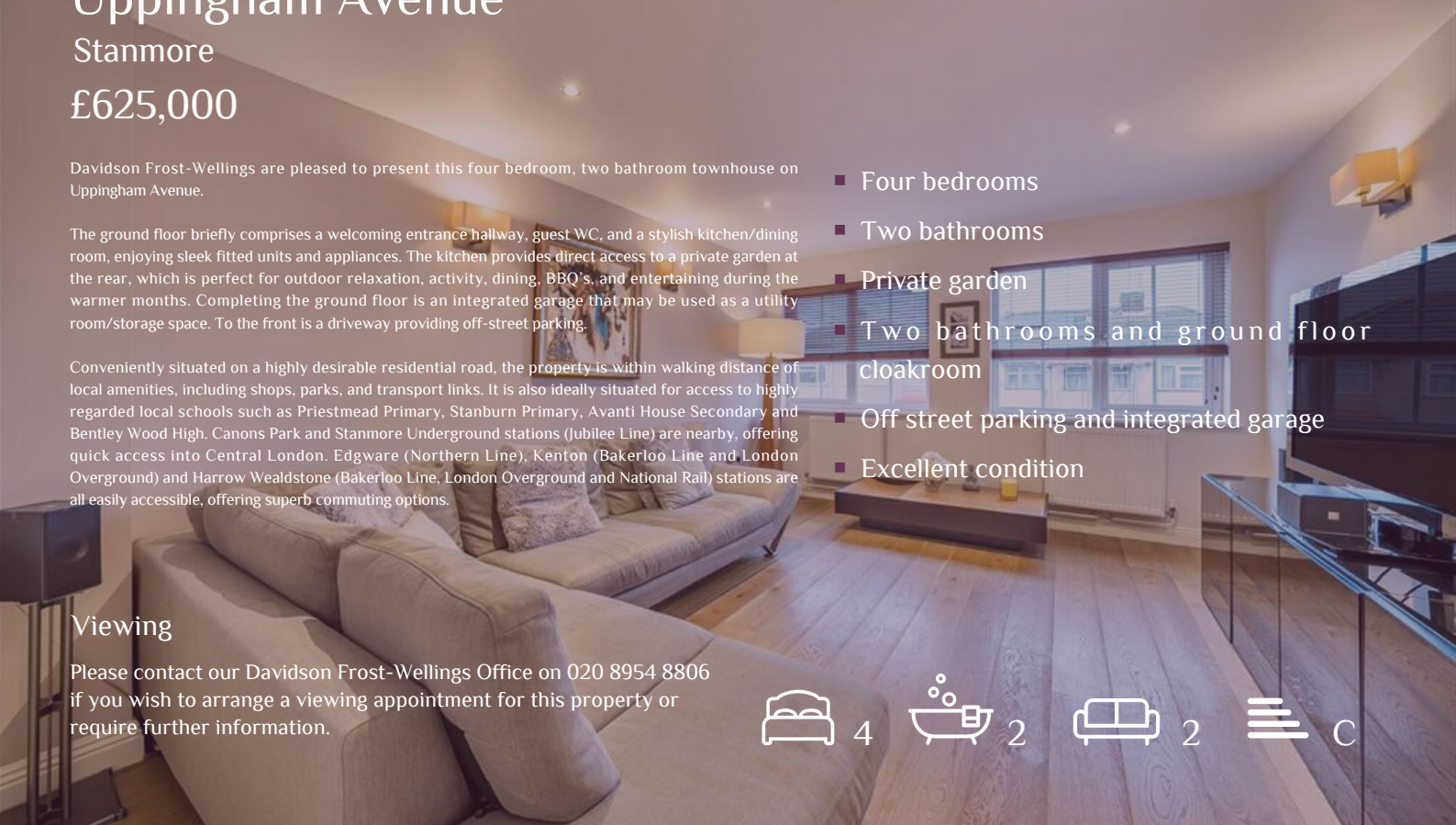
The ground floor briefly comprises a welcoming entrance hallway, guest WC, and a stylish kitchen/dining room, enjoying sleek fitted units and appliances. The kitchen provides direct access to a private garden at the rear, which is perfect for outdoor relaxation, activity, dining, BBQ's, and entertaining during the warmer months. Completing the ground floor is an integrated garage that may be used as a utility room/storage space. To the front is a driveway providing off-street parking.

Conveniently situated on a highly desirable residential road, the property is within walking distance of local amenities, including shops, parks, and transport links. It is also ideally situated for access to highly regarded local schools such as Priestmead Primary, Stanburn Primary, Avanti House Secondary and Bentley Wood High. Canons Park and Stanmore Underground stations (Jubilee Line) are nearby, offering quick access into Central London. Edgware (Northern Line), Kenton (Bakerloo Line and London Overground) and Harrow Wealdstone (Bakerloo Line, London Overground and National Rail) stations are all easily accessible, offering superb commuting options.

- Four bedrooms
- Two bathrooms
- Private garden
- Two bathrooms and ground floor cloakroom
- Off street parking and integrated garage
- Excellent condition

### Viewing

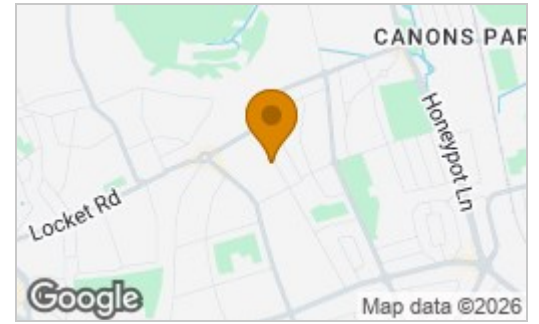
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



## 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>78</b>	<b>82</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	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

47 The Broadway, Stanmore, HA7 4DJ

Tel: 020 8954 8806 Email: info@df-w.co.uk Website: www.df-w.co.uk