



## Sitwell Grove Stanmore Offers over £550,000

A three bedroom, end-of-terrace house available in excellent condition with Davidson Frost-Wellings.

On the ground floor, the house has a spacious open plan kitchen/dining room perfect for families or entertaining. There is also a welcoming hallway and a semi-separate living room with a large window allowing lots of natural light throughout. Upstairs the house has three double bedrooms and a modern family bathroom with a separate WC.

The property is conveniently located on a residential road with attractive green space at the front. There is a front garden, plus side access to a large rear garden with patio, raised decking, 13' x 13' summer house plus storage.

Extension potential is available to the rear, side and into the loft subject to the usual planning permissions.

Harrow Council tax band D.

### 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
- Large rear garden
- Separate reception room
- Garden room
- Excellent condition
- Freehold



# 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>
(55-68) <b>D</b>	<b>64</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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