



Merrion Avenue Stanmore £700,000

Davidson Frost-Wellings are pleased to present this extended four bedroom semi-detached home located in the heart of Stanmore requiring refurbishment.

Downstairs the property has a large through lounge perfect for entertaining and family living as well as a large kitchen diner. There is also an integral garage which can be converted (SSTP). Upstairs the property has four good size bedrooms as well as two family bathrooms.

The property has excellent extension potential (STPP) making for a perfect long term family home.

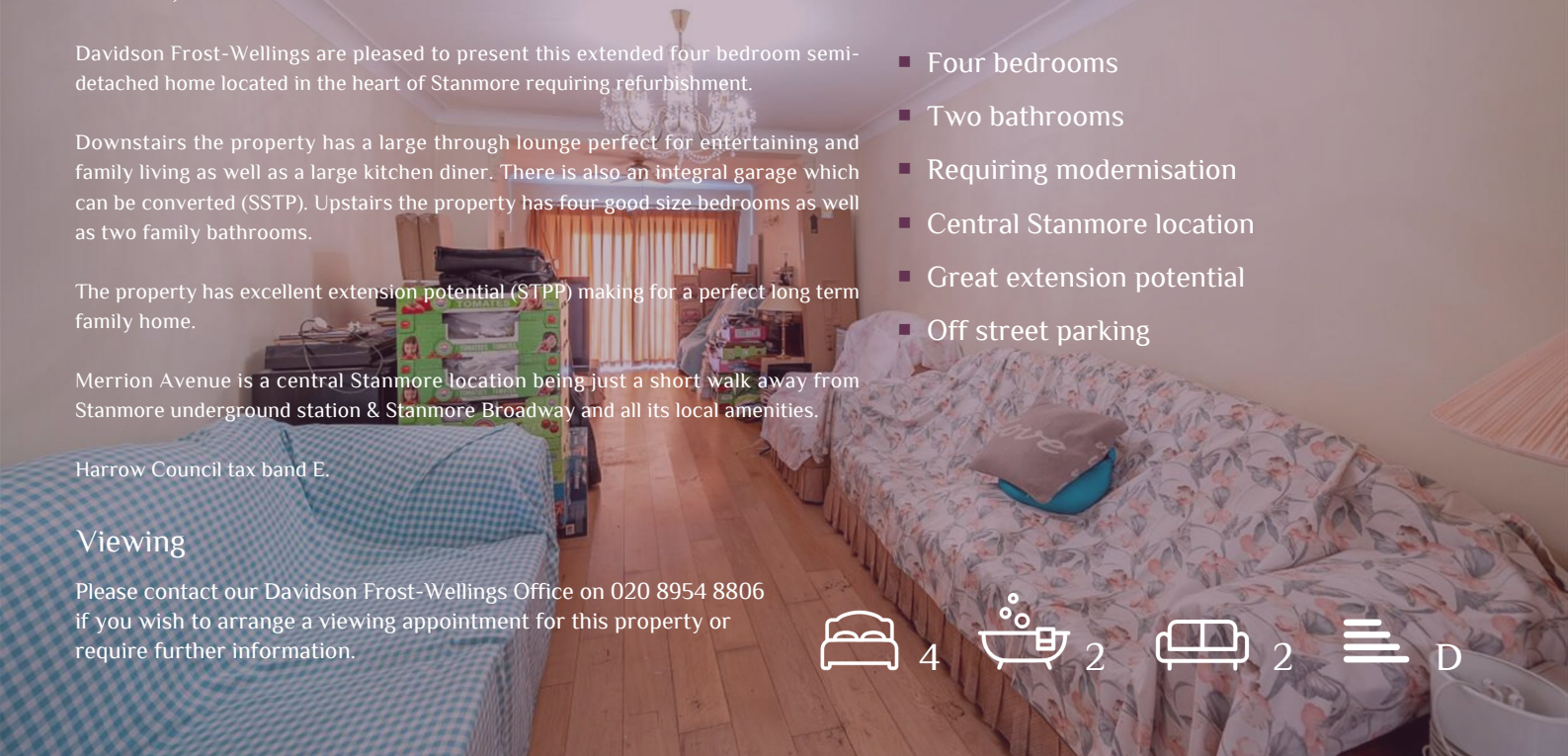
Merrion Avenue is a central Stanmore location being just a short walk away from Stanmore underground station & Stanmore Broadway and all its local amenities.

Harrow Council tax band E.

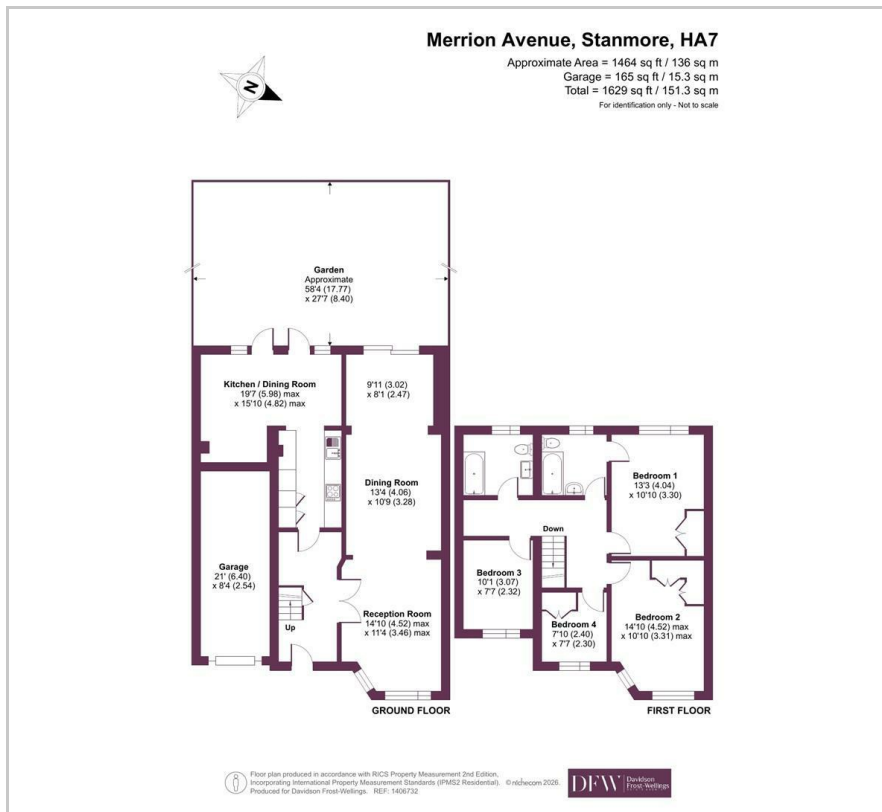
Viewing

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.

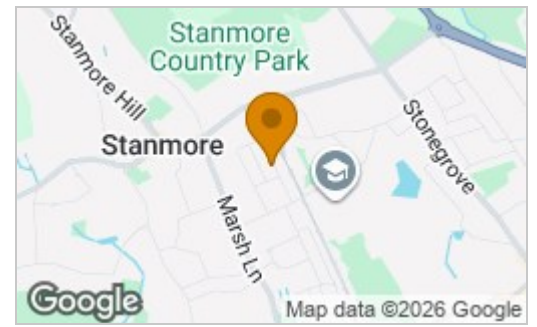
- Four bedrooms
- Two bathrooms
- Requiring modernisation
- Central Stanmore location
- Great extension potential
- Off street parking



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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