



*ESTATE & LETTINGS AGENTS*

## Curzon Avenue, Stanmore, HA7



**FOR SALE £535,000 FREEHOLD**

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ  
T: 020 8424 8686 ~ E: [sales@majorestate.com](mailto:sales@majorestate.com) ~ [www.majorestate.com](http://www.majorestate.com)

Motivated Seller!!! Major estates are pleased to market this 3 bedroom semi-detached family home located in Stanmore. Excellent potential for rear 6-meter extension and loft conversion (subject to planning).

The property comprises top the ground floor a welcoming entrance hallway, 26' through lounge with sliding door to the garden, fitted kitchen with plumbing for washing machine and dishwasher and door to garden. To the first floor you have 2 double bedrooms with fitted wardrobes, one single bedroom and family bathroom. There is also access to a boarded loft. To the rear you have a paved area with the rest of the garden laid to lawn and patio area at the back of the garden. To the front you have off street parking for 2 cars via shared driveway.

Situated in a well regarded area of Stanmore and in close proximity to Belmont Circle with its array of shops and restaurants. Also within 0.5 miles are the highly rated St Joseph's/Stanburn and Belmont schools. A short drive away is access to A41, A5, M1 and M25.



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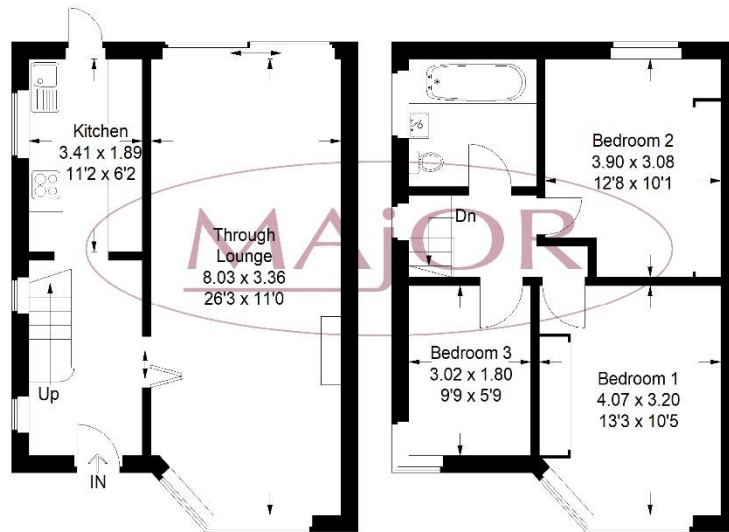


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## Floor Plan

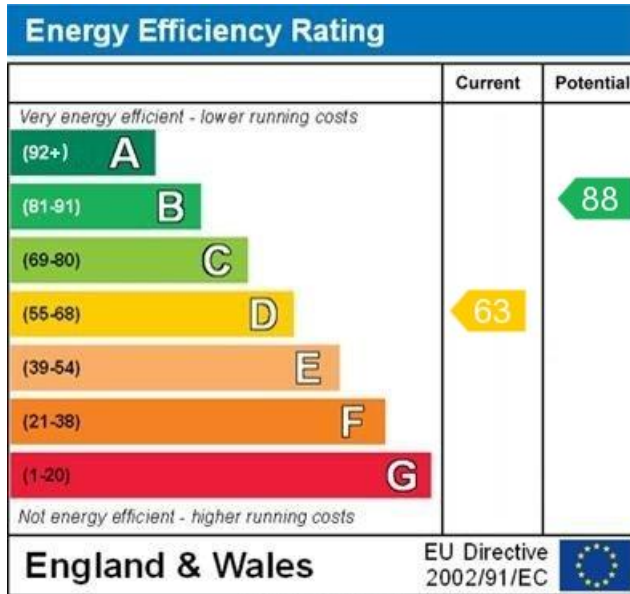


Ground Floor

First Floor

Approximate Gross Internal Area  
83.6 sq m / 900 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 720024)



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## **Disclaimer**

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information. Life assurance may be required. Written quotations available.

## **Mortgages**

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status.

Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

