



ESTATE & LETTINGS AGENTS

Clifton Avenue, Stanmore, HA7



FOR SALE £550,000 FREEHOLD

New to the market is this 3 bedroom semi detached house with approx 90' garden and garage via shared driveway, situated close to Belmont circle for shops and buses. The property has been maintained well and comprises of entrance porch, through lounge reception room with sliding doors to the garden, fitted kitchen, 3 bedrooms and bathroom with separate WC. To the front you have off street parking and to the rear you have the fantastic garden area. Potential to extend subject to planning.

Would make a perfect family home and the property is within catchment of 'Outstanding' rated primary and secondary schools.

- Semi-Detached House
- Garage
- Potential To Extend
- 3 Bedrooms
- Off Street Parking
- 90' Rear Garden

Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

Entrance Porch:

Through UPVC double glazed door, double glazed window to front and side aspect, wooden door to hallway.

Hallway:

Double glazed window to side aspect, radiator, power points and carpeted flooring.



Through Lounge:

8.77m x 3.26m (28' 78" x 10' 73")

Double glazed window to front aspect, radiator's, carpeted flooring, power points, TV point and double glazed sliding door to garden.





Kitchen:

4.33 m x 2.06m (14' 23" x 6' 77")

Double glazed window to rear aspect, units to eye and base level, work top surfaces, vinyl flooring, stainless steel sink unit with mixer tap, space for hob/cooker, power points, plumbing for washing machine and double-glazed door to garden.



First Floor:

Carpeted stairs to first floor, double glazed window to side aspect, access to loft space.

Bedroom 1:

4.26m x 3.27m (13' 98" x 10' 71")

Double glazed window to front aspect, carpeted flooring, radiator, fitted wardrobes and power points.



Bedroom 2:

4.36m x 3.24m (14' 33" x 10' 64")

Double glazed window to rear aspect, radiator, carpeted flooring, fitted wardrobes and power points.



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Bedroom 3:

2.30m x 2.15m (7' 58" x 7')

Double glazed window to front aspect, carpet flooring, radiator and power points.



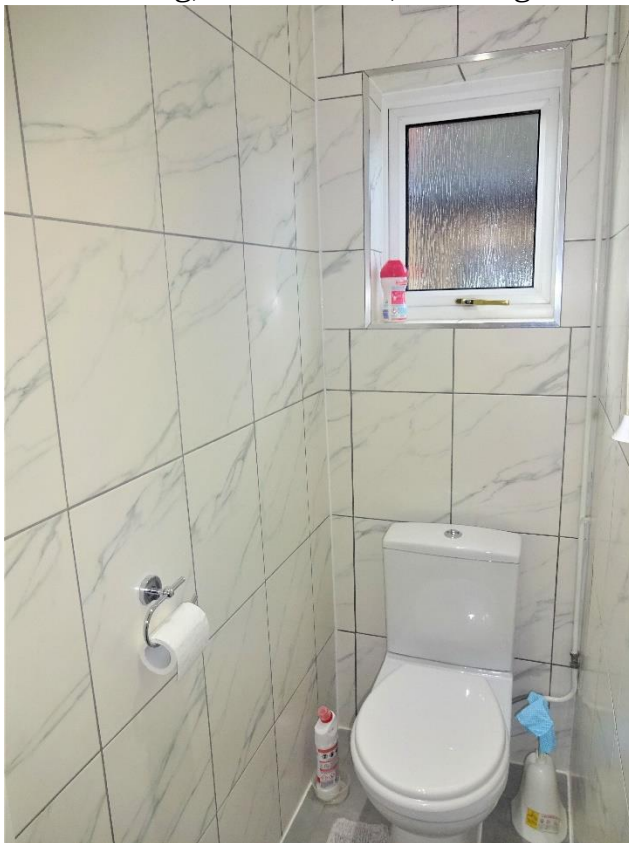
Bathroom:

Double glazed window to rear aspect, tiled flooring, tiled walls, heated towel rail, panel enclosed bath with mixer taps and shower and hand wash basin with mixer taps.



WC:

Tiled flooring, low level WC, double glazed window to side aspect.



Rear Garden:

Approx 90FT

Paved area with rest mainly laid to lawn.



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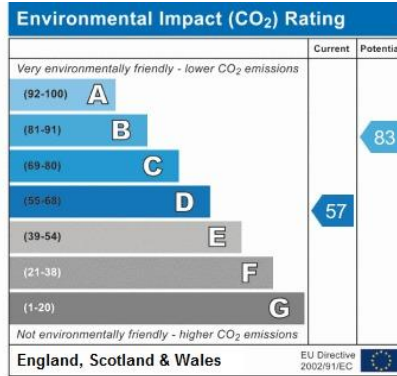
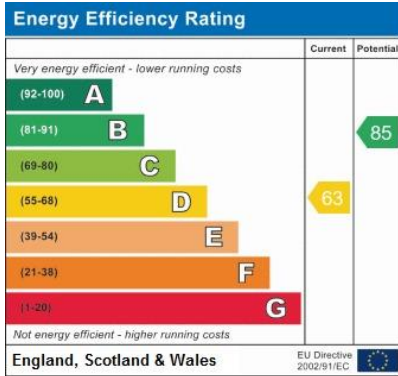
Garage:
With up and over door.



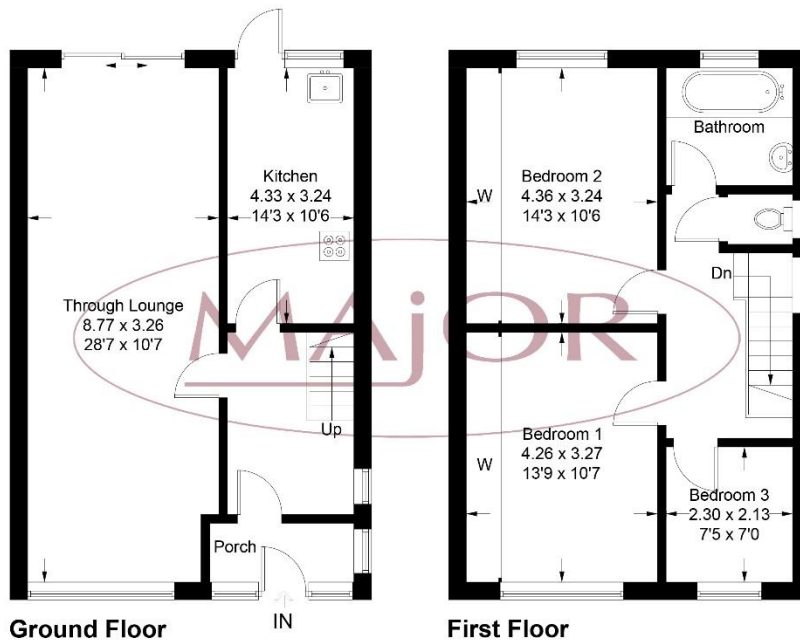
Tenure:
Freehold

Local Authority:
Harrow

EPC:



Address:
Clifton Ave, HA7



Approximate Gross Internal Area = 97.7 sq m / 1052 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID708102)

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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.

