

## Stanley Road | South Harrow | HA2 8AZ

This delightful two bedroom house comes stacked with character comes with a ground floor extension and conservatory and demands internal viewing to appreciate the standard and style. With potential to use the front reception as a third bedroom the kitchen diner is spacious and open plan and both bedrooms are double rooms.

Asking Price Of £450,000

Freehold



- Extended End of Terrace House
- Two Double Bedrooms
- Modern Kitchen
- Two Reception Rooms
- Contemporary Bathroom
- Downstairs WC
- Garden
- Gas Central Heating
- UPVC Double Glazing
- Ideally Located for Station and Shops

## Property Description

### INTERNALLY

This beautiful two double bedroom extended end of terrace house is presented with attention to detail throughout. The front door of the property opens into a hallway with wood laminate flooring that continues throughout the whole of the ground floor. The first reception room has a front aspect bay window, the rear reception is a large living/dining space that opens into a stunning fitted kitchen with built under oven, gas hob with extractor over and part tiled walls. At the rear of the room is a door opening into a conservatory with doors to a fully tiled wc and the garden.

Stairs to first floor landing with doors to bedroom one which is a double room with two front aspect windows, bedroom two is also a double room and has a built-in cupboard. At the end of the hall is a large contemporary bathroom with fully tiled walls and floor, heated ladder towel radiator, panel enclosed bath, pedestal wash basin and wc.

### EXTERNALLY

Fenced in paved front garden. Well maintained back garden with mainly laid to lawn with woodchip play area and path to garden shed on a raised platform.

### LOCATION

Stanley Road is located off Northolt Road with just a 3 minute walk to Waitrose Supermarket which is near a Dunelm Mill, Sport Direct and Homesense, South Harrow's busy shopping centre and Piccadilly Line Tube and bus Station just 0.2 of a mile away. There are numerous local schools close by including Welldon Park Academy Primary School and Whitmore High School 750 yards away.

## Tenure

Freehold

## Council Tax Band

Council Tax Band D £1,962 per annum

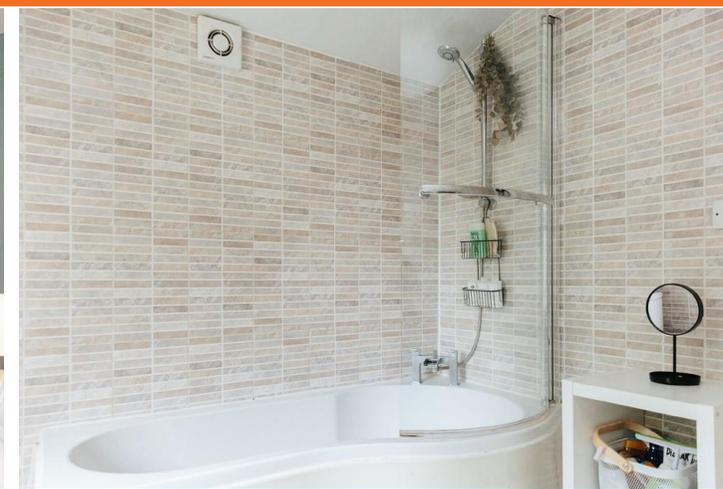
## Viewing Arrangements

Strictly by appointment

MORTGAGES ARRANGED AT COMPETITIVE RATES

(Your home is at risk if you do not keep up repayments on the mortgage of your home or any other loans secured on it).

These details are set out as a guide only and do not form part of any contract. As the seller's agent we have not carried out a structural survey and are not conveyancing experts and as such we cannot comment on the condition of the property, or issues relating to title or other legal matters that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Items shown in any photos are for illustration purposes only and may not be included in the sale. Purchasers should refer to the fixtures and fittings list obtained by their solicitor. We have not tested fittings, appliances or central heating systems, where applicable. All measurements are approximate.



# Stanley Road, HA2 8AZ

Approximate Gross Internal Area = 92.3 sq m / 993 sq ft

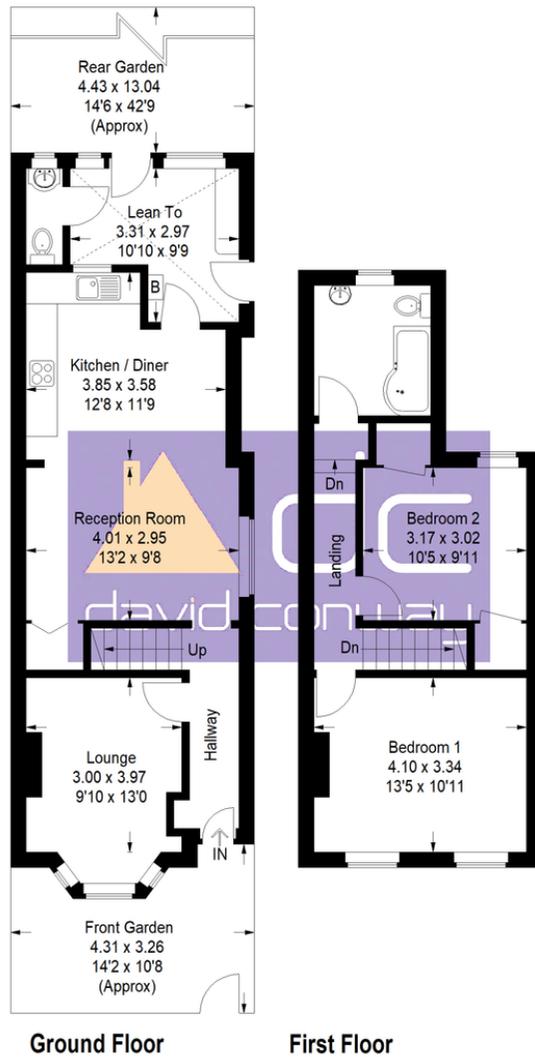


Illustration for identification purposes only, measurements are approximate, not to scale. David Conway © 2021 (ID804506)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC