



## York Avenue

Belmont, Stanmore HA7 2HS

- Extended three bed house
- Fitted modern kitchen
  - Gas central heating
  - Wood floors
- Garage shared drive
- Three receptions
- Guest cloakroom
- Double glazed
- Mature garden
- Chain free

**Asking Price £595,000 Freehold**





Three-bedroom semi-detached house is within walking distance of Belmont Circle's shops and transport links. It features three reception rooms, a fully equipped modern kitchen, a guest cloakroom, two spacious double bedrooms, one single bedroom, a modern bathroom, and a separate WC. Gas CH, double glazing, wooden flooring, a mature garden, a garage, and off-street parking for two cars.

Please note that the images were taken before the property was rented and may not reflect its current condition. The property requires some redecoration.

Local Authority **Harrow**  
Council Tax Band **E**  
EPC Rating **D**

#### **Hallway**

6'2" x 10'0"

Under stairs guest cloakroom.

#### **Kitchen Breakfast Room**

9'9" x 19'6"

Full fitted modern kitchen. With breakfast area  
Full range of units built in oven and hob.  
Gas boiler.

#### **Rear Dining room 1**

8'4" x 10'5"

Sliding patio doors to garden  
Wood flooring

#### **Front Dining Room 2**

10'5" x 11'7"

#### **Living Room**

12'8" x 11'5"

Large bay window

#### **First floor**

#### **Bedroom One**

11'1" x 11'8"

Built-in wardrobes.

#### **Bedroom Two**

10'5" x 11'6"

Overlooking gardens.  
Built-in wardrobes

#### **Bedroom Three**

6'11" x 8'7"

#### **Bathroom with separate WC**


Modern bathroom suite, vanity wash handbasin, airing cupboard, separate WC






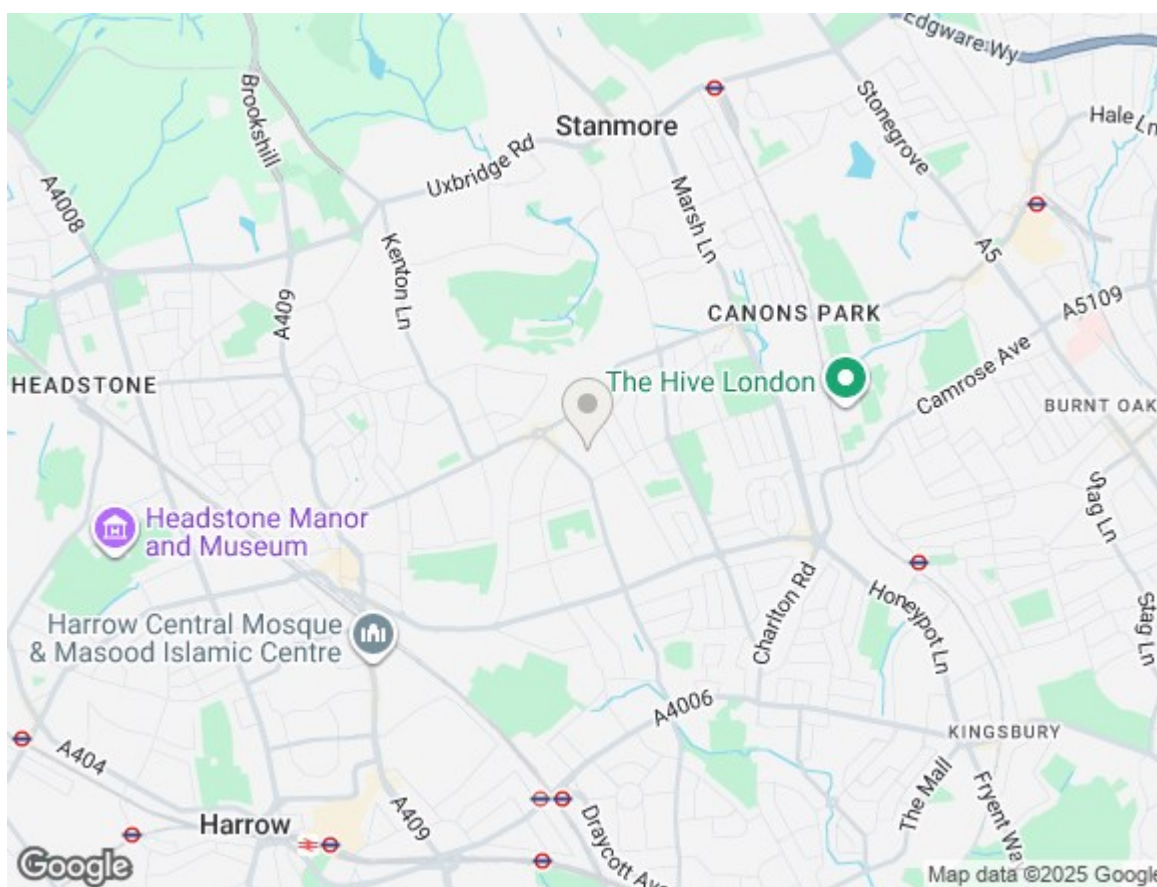


## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>61</b>	<b>85</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



#### Mill Hill Office

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#### Contact

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.