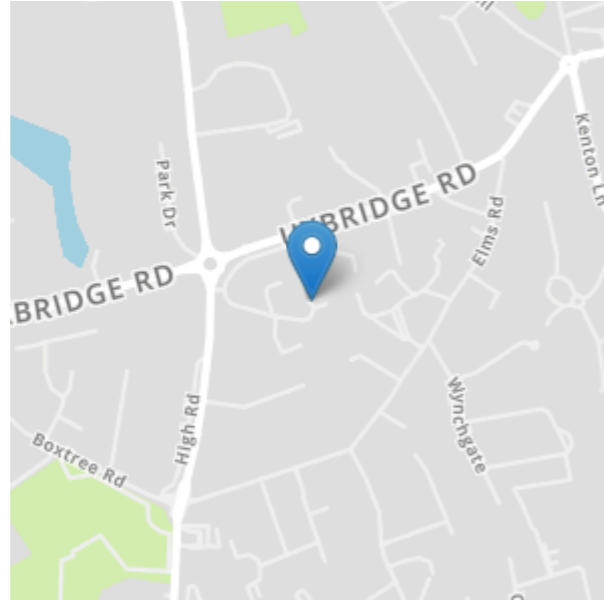


Set between Stanmore and Harrow Weald boasting an abundance of greenery, charming commons and acres of Green Belt. It is one of North West London's most desirable areas due to its boutique cafes, shopping facilities, and location to prominent state and private schools which include Haberdashers' Aske's, North London Collegiate, St. Margaret's and Merchant Taylors. Stanmore offers excellent transport facilities with links to London and the north with Stanmore (Jubilee line) and Headstone Lane (Overground) stations and the M1, M25 and A41 all close by.

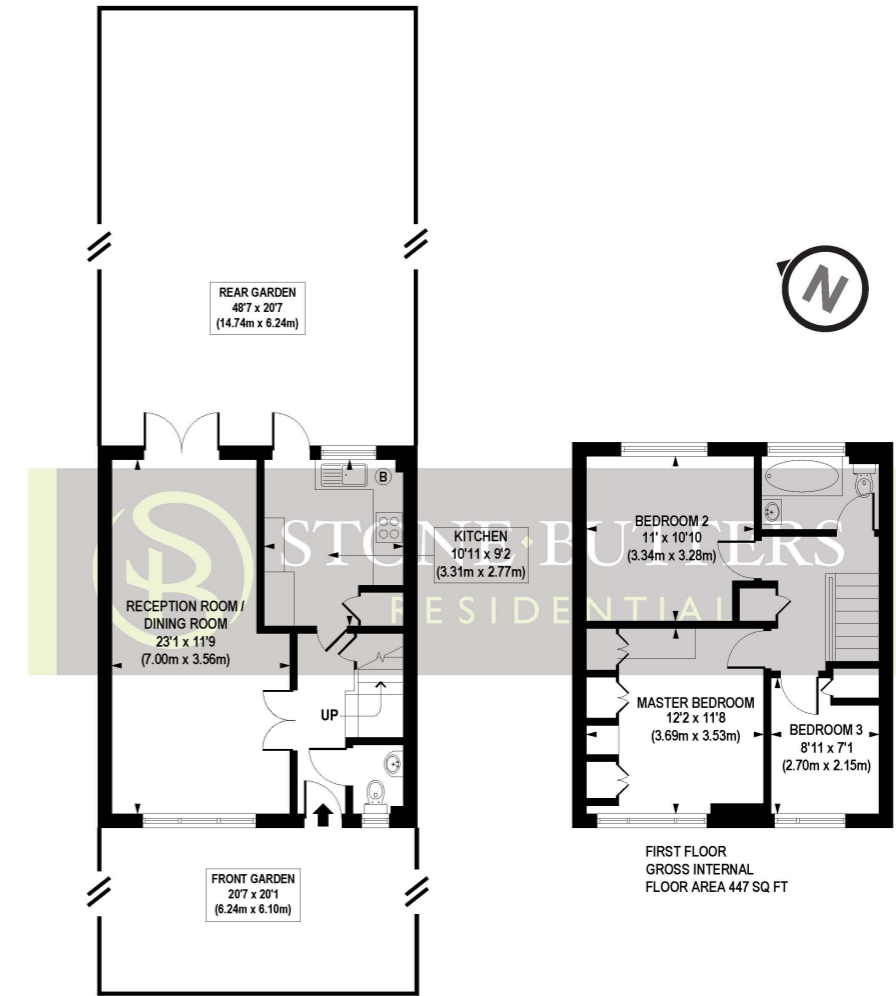


**52 Fontwell Close, Harrow Weald. HA3 6DE.
£500,000 Freehold**

A Bright and Spacious 3 Bedroom Terraced Property located in this quiet cul-de-sac location set between both Stanmore & Harrow Weald shopping and transport facilities. Being well maintained by it's current owner the house benefits from a newly fully equipped kitchen, double glazed windows, well stocked rear garden and garage in block.

- Bright & Airy Throughout
- Newly Fitted Kitchen
- Internal Viewing Highly Recommended
- Cul De Sac Location

- Three Good Sized Bedrooms
- Garage (In Block)
- Double Glazed Windows
- Well Stocked Rear Garden



APPROX. GROSS INTERNAL AREA FLOOR 940 sq. ft / 87.34 sq. m
(Excluding Shed)

Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CP CREATIVE
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |