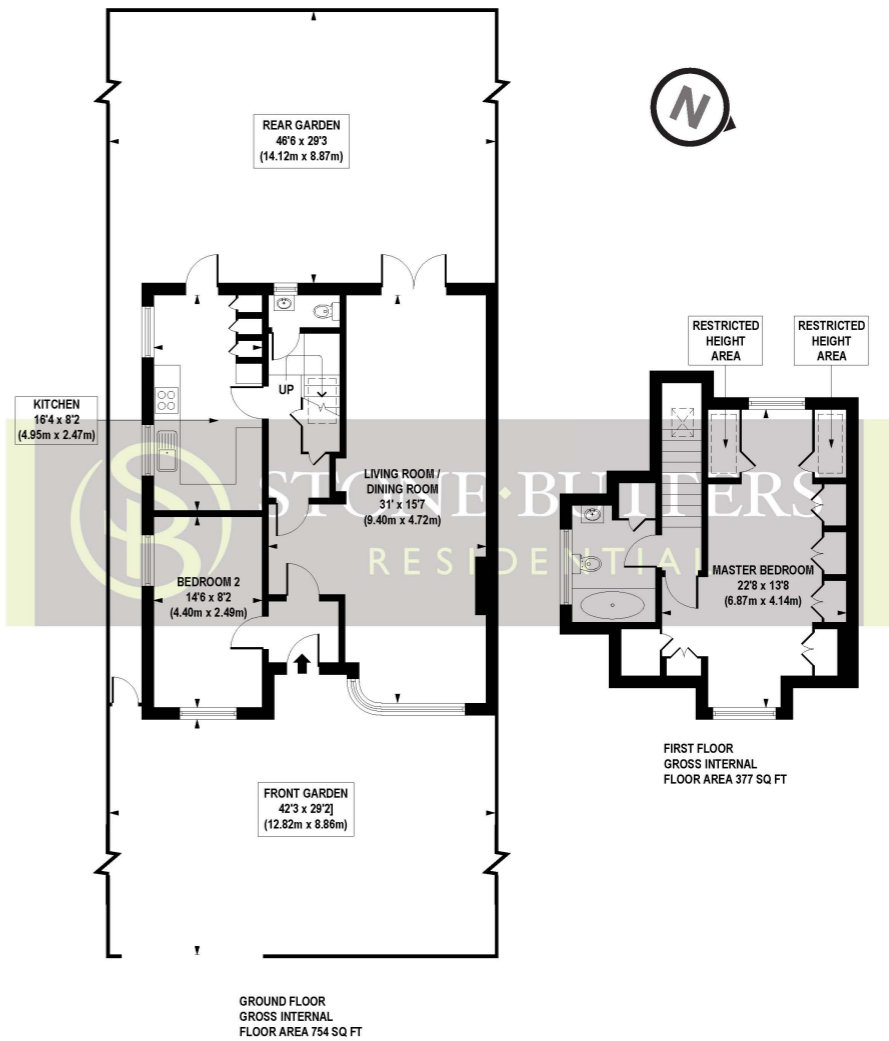


## Marsh Lane, Stanmore. HA7 4HU. £700,000 Freehold

This 2 Bedroom Chalet Bungalow with a large frontage set in this popular location being close to Stanmore & Canons Park's shopping and transport facilities. This bright and spacious property is presented in good condition throughout with a west facing rear garden and off street parking for multiple cars. CHAIN FREE

- Chain Free
  - Convenient Location For Local Amenties
  - Two Bedrooms
  - Off Street Parking - 4 Cars
- Bright & Spacious Accommodation
  - Fitted Kitchen/ Breakfast Area
  - West Facing Rear Garden
  - Internal Viewing Highly Recommended



APPROX. GROSS INTERNAL FLOOR AREA 1131 sq. ft / 105.09 sq. m (Including Restricted Height Area)  
 APPROX. GROSS INTERNAL FLOOR AREA 1010 sq. ft / 102.15 sq. m (Excluding Restricted Height Area)

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.

CPCREATIVE  
 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+)	A	
(81-91)	B	86
(69-80)	C	
(55-68)	D	
(39-54)	E	55
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	