

FOR SALE



Charlbury Avenue, Stanmore, Greater London HA7

SEEING IS BELIEVING!!!!!!

Discover this delightful three-bedroom semi-detached family residence, brought to you by Mischa & Co. The ground floor offers a flowing through lounge and dining room, a fitted kitchen, and a ground-floor wet room. The first floor provides three well-proportioned bedrooms and a family bathroom. Outside, the extensive garden wraps around the side and rear of the property, offering a large lawn space.

A significant front driveway provides access to a detached garage. With ample potential for future extension (subject to planning), this home is ideally situated within walking distance of Stanmore Broadway, local schools, and public transport, including Stanmore, Canons Park, and Edgware tube stations. Road links such as the A41, A5, M1, and M25 are also easily accessible.

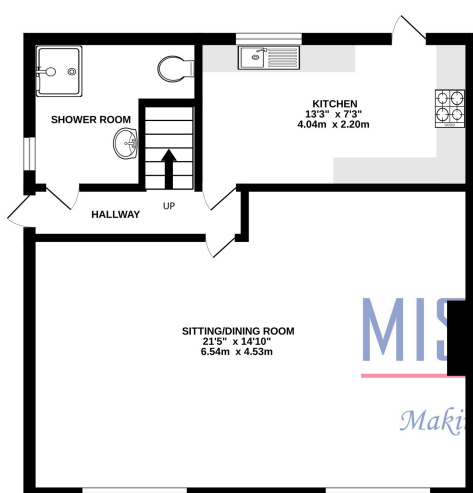
Early viewing is highly recommended for this chain-free offering.

£624,950 Freehold

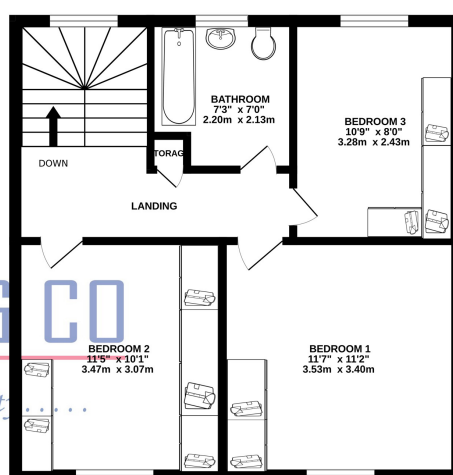
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Floorplan

GROUND FLOOR
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 943 sq.ft. (87.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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NB: Please note that all fittings, kitchen appliances and heating systems have not been tested by Mishca & Co Sales & Lettings. Whilst we endeavour to make our sales details accurate and reliable. Room sizes should not be relied upon for carpets and furnishings. If there is any point, which is of particular important to you, please contact our office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view this property.