



STONE • BUTTERS
RESIDENTIAL

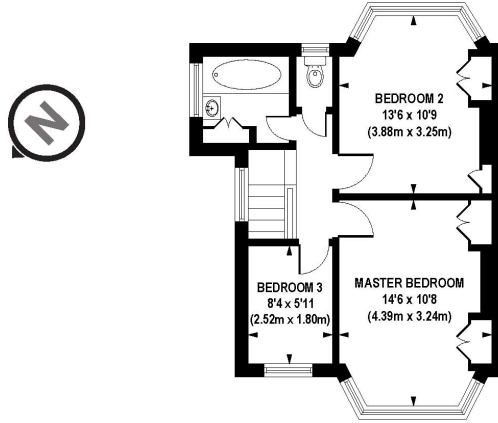


82 Weston Drive, Stanmore, Middlesex. HA7 2EN. £575,000 Freehold Freehold

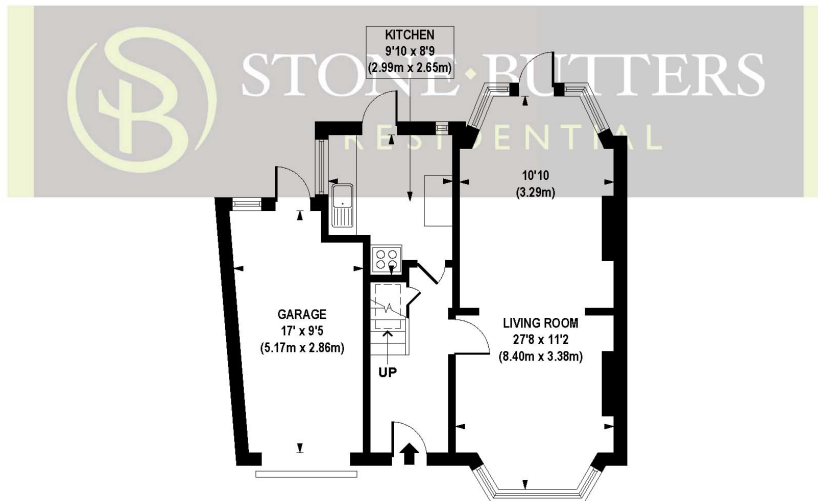
A 1930's Built 3 Bedroom Semi Detached House in need of complete modernisation ideally located in South Stanmore, close to shopping amenities, great schools, acres of woodlands, parks and transport links.

There is potential to extend subject to planning permission.

- Off Street Parking 2 Cars
- Chain Free
- 3 Bedrooms
- Garage - Own Driveway
- Two Reception Rooms
- Bathroom - Separate WC
- Needing Modernisation
- Close to shops and transport facilities



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 431 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 586 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1017 sq. ft / 94.50 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 866 sq. ft / 80.50 sq. m (Excluding Garage)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		64
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	25	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	