



STONE·BUTTERS
RESIDENTIAL



The Highway, Stanmore. HA7 3PN. £545,000 Freehold

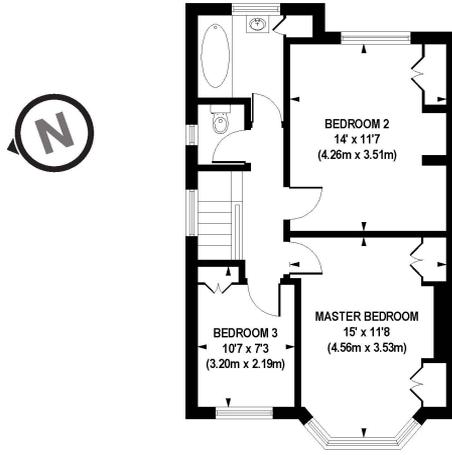
A 1930's Built 3 Bedroom Semi Detached House located in a popular residential area with superb potential to create a fine family home.

Located in a quiet turning the house boasts a very large rear garden.

The property does require complete refurbishment and comes chain free.

1A Stanmore Hill Stanmore Greater London HA74BL
Tel: [0208 9546688](tel:02089546688) | Email: sales@stonebutters.co.uk | Web: www.stonebutters.co.uk

- Two Reception Rooms
- Bathroom - Separate WC
- Off Street Parking
- Chain Free
- Three Bedrooms
- Carport
- Extension Potential
- 190ft Rear Garden



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 534 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 770 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1304 sq. ft / 121.17 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 1059 sq. ft / 98.42 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		
(69-80)	C		78
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	