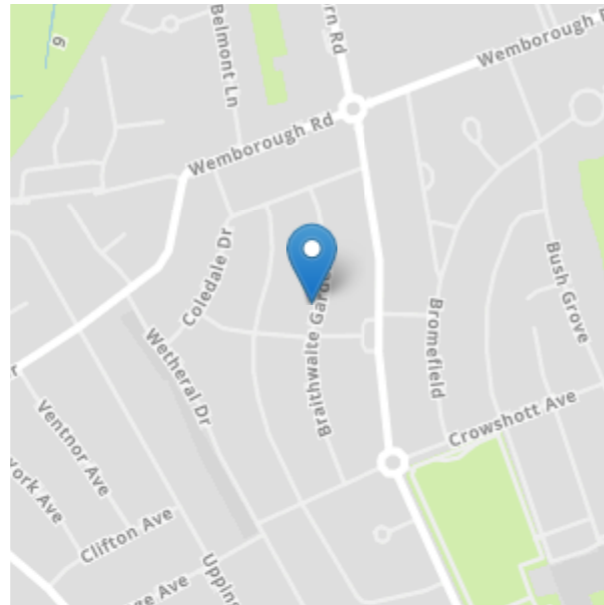


Centenary Park is a short walk away as are local schools that include Whitchurch and Stanburn primary schools (good) as well as Avanti House (good) and with Canons Park station and local shops being around 20 mins walk away, this house is really placed in a great location.



Braithwaite Gardens, Stanmore. HA7 2QH. £655,000 Freehold

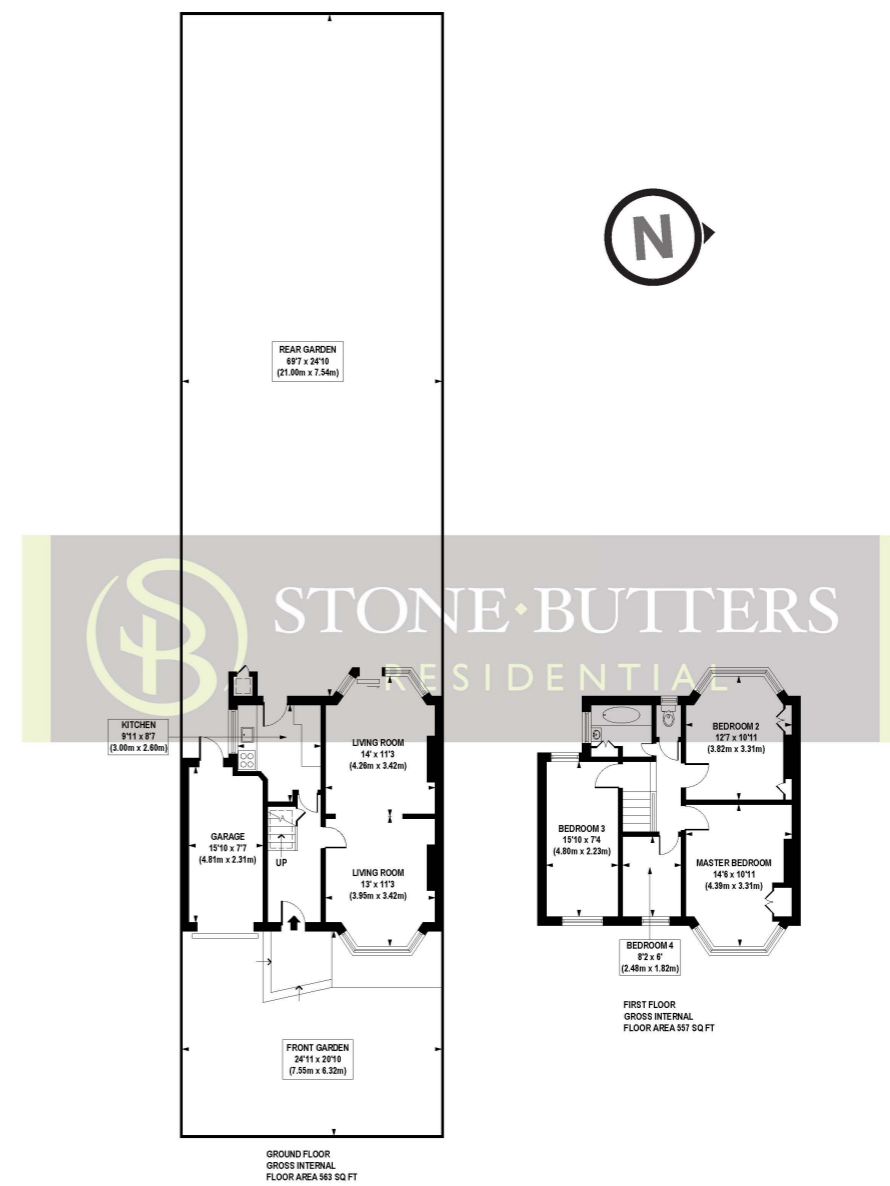
A 1930's Built Four Bedroom Semi-Detached Family House situated on the ever popular Stanmore "Laing Estate".

Internally the house will benefit from modernisation so that the accommodation can be fully appreciated whilst externally there is further potential to extend. There is off street parking to the front and a secluded west facing rear garden.

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- Four Bedrooms
- Attached Garage
- Bathroom - Separate WC
- Through Lounge/Diner

- 70ft West Facing Garden
- Off Street Parking
- Extension Potential
- No Chain



APPROX. GROSS INTERNAL FLOOR AREA 1120 sq. ft / 104.01 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 994 sq. ft / 92.33 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.



(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		81
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	