



Allan Howard & Co.

ESTATE AGENTS • RESIDENTIAL LETTINGS & SALES

£579,950

Uppingham Avenue, Stanmore, HA7



- THREE BEDROOM SEMI-DETACHED
- GAS CENTRAL HEATING
- CONSERVATORY
- FITTED KITCHEN
- SCOPE TO EXTEND SUBJECT TO PLANNING PERMISSION
- EXCELLENT DECORATIVE ORDER
- OFF STREET PARKING
- LARGE GARDEN
- GUEST WC
- 26'9 RECEPTION ROOM

We are pleased to offer for sale this spacious 3 bedroom semi-detached family house situated on a popular residential road in Stanmore close to transport links and good schools. The property is offered for sale in excellent decorative order and benefits include: gas central heating, double glazed windows, 26'9 reception room, 3 bedrooms, fitted kitchen, fitted bathroom, guest wc, off street parking, conservatory, garage via shared drive, large garden.

There is ample scope to extend subject to planning permission.

Reception room: 26'9 x 10'8

kitchen: 13'6 x 7'2

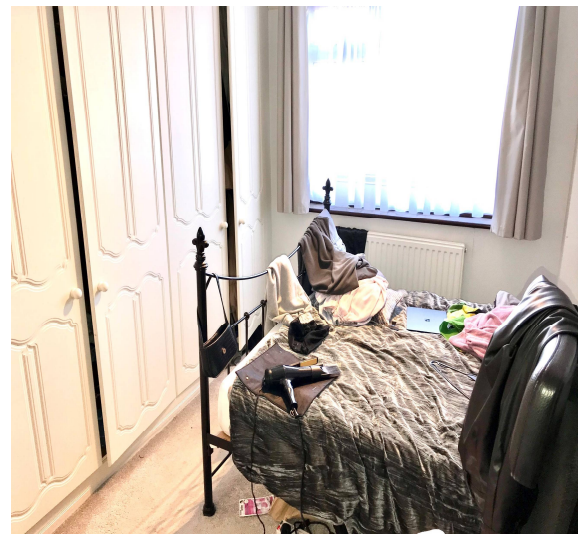
Conservatory: 9'9 x 8'8

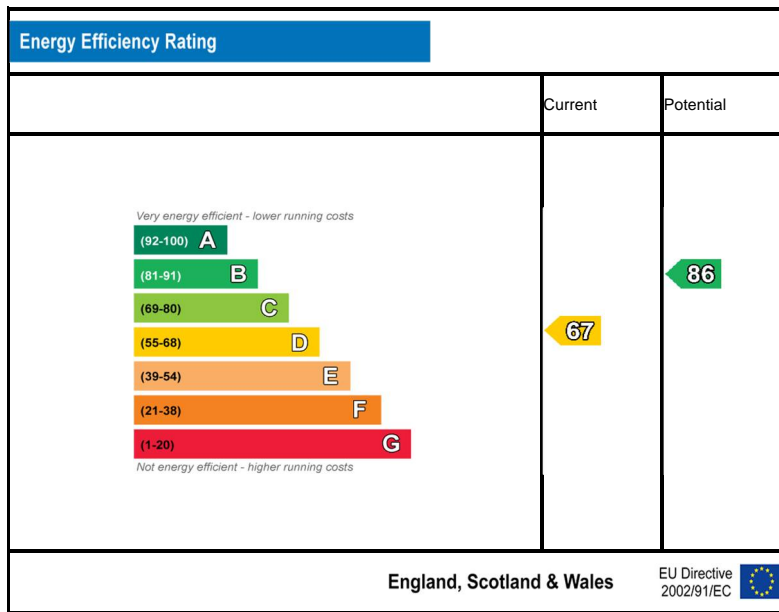
Bedroom 1: 12'6 x 10'7

Bedroom 2: 12'7 x 10'7

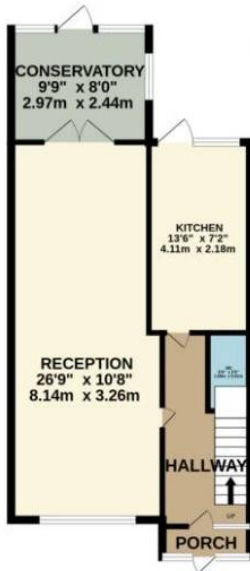
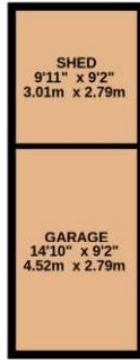
Bedroom 3: 6'5 x 6'4

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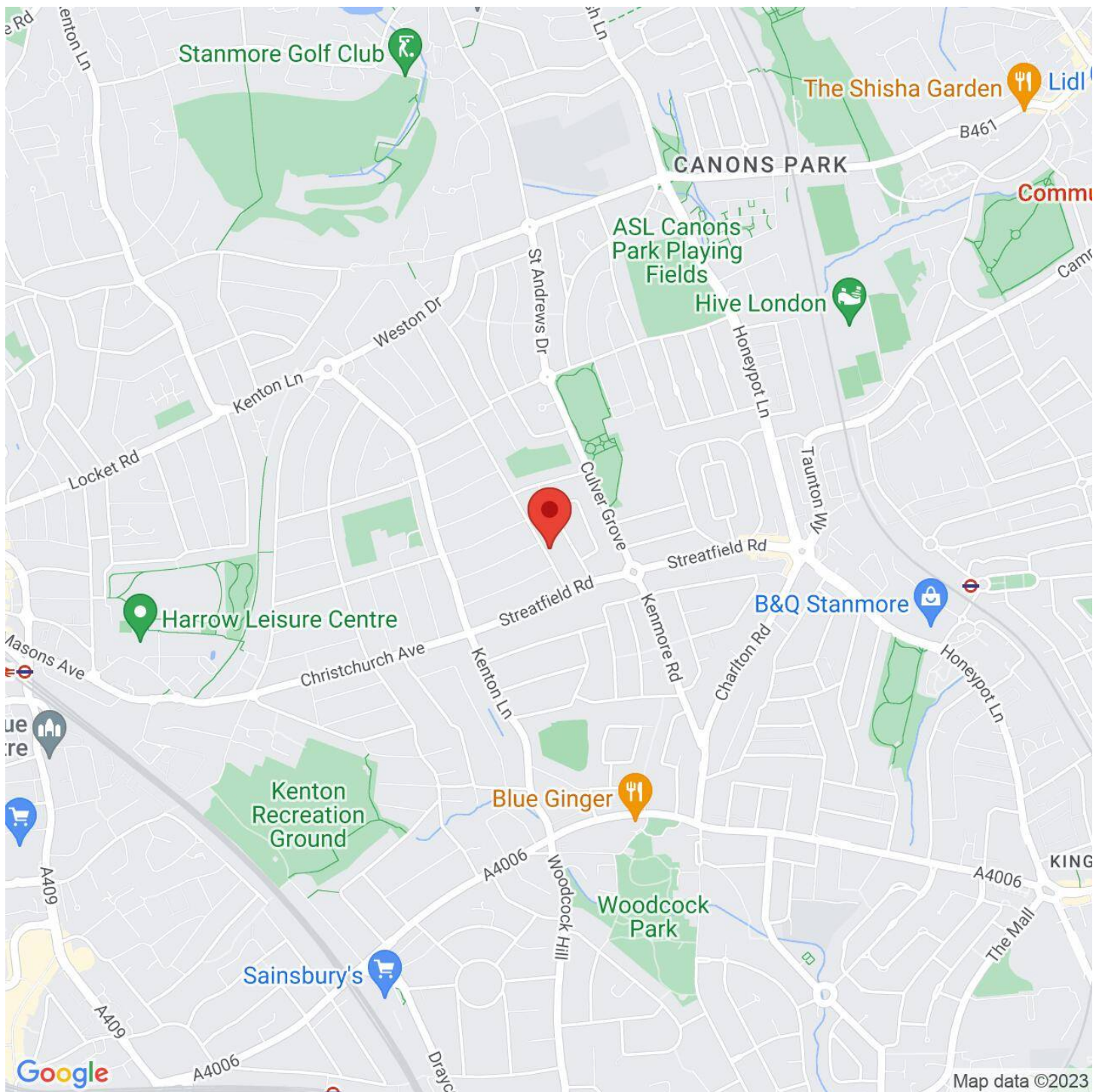


GROUND FLOOR
854 sq. ft. (79.3 sq. m.) approx.



1ST FLOOR
423 sq. ft. (39.3 sq. m.) approx.





VIEWING BY APPOINTMENT WITH AGENTS ALLAN HOWARD

134a Kenton Road, Harrow, Middlesex, HA3 8AL T: 020 8907 2525 E: kenton@allanhoward.co.uk W: www.allanhoward.co.uk

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER ALLAN HOWARD NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations available on request. All loans secured on property. Life assurance is usually required.