

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

ST. EDMUNDS DRIVE, STANMORE, MIDDLESEX, HA7 2AU



PRICE....£629,950....FREEHOLD

The property is a bright and well presented three bedroom semi detached family house (928 sq.ft/86.2 sq.m) set in this ever popular location off Beverley Gardens and located within the catchment area of St Joseph's Catholic Primary School, Priestmead Primary School, Belmont School and Avanti House School. The accommodation on the ground floor comprises of a 22'11ft intercommunicating reception room/dining room and a luxury fitted kitchen. On the first floor there is a 15ft master bedroom with fitted wardrobes, 12'3ft bedroom two with fitted wardrobes and a balcony, a further large single bedroom three and a luxury fitted bathroom/WC. Outside there is a shared drive with a 15ft garage to rear, off street parking for two cars and a 60ft south backing rear garden mainly laid to lawn with a patio area. The property benefits from the potential to extend and has had previous planning permission granted to extend to the rear by 6 metres and from being sold with a complete upper chain.

020 8866 0222









COUNCIL TAX

London Borough of Harrow - Band E - £2,643.43

LOCAL SCHOOLS

St Josephs Catholic Primary School - 0.4 miles

Belmont School - 0.41 miles

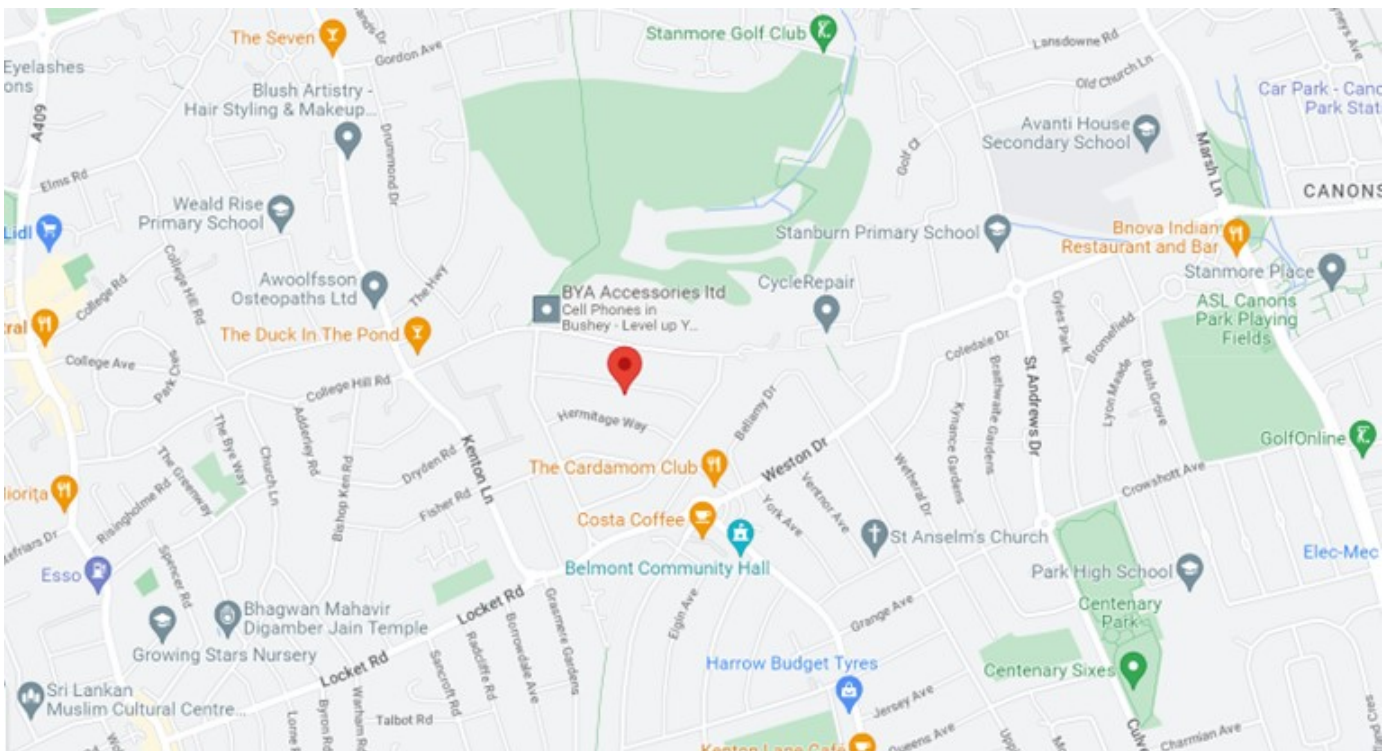
Priestmead Primary School - 0.57 miles

Avanti House School - 0.78 miles

LOCAL TRANSPORT

Canons Park Station (Jubilee Line) - 1.2 miles

Harrow & Wealdstone Station (Overground/Bakerloo Line) - 1.3 miles



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

St. Edmunds Drive, HA7 2AU

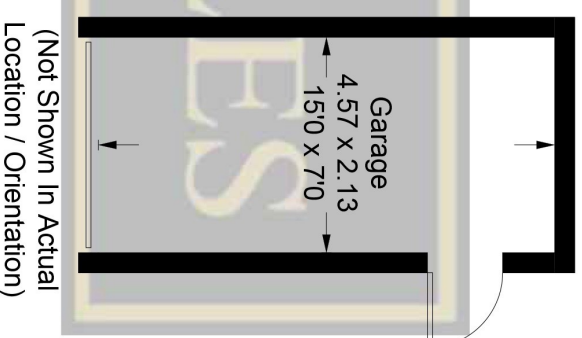
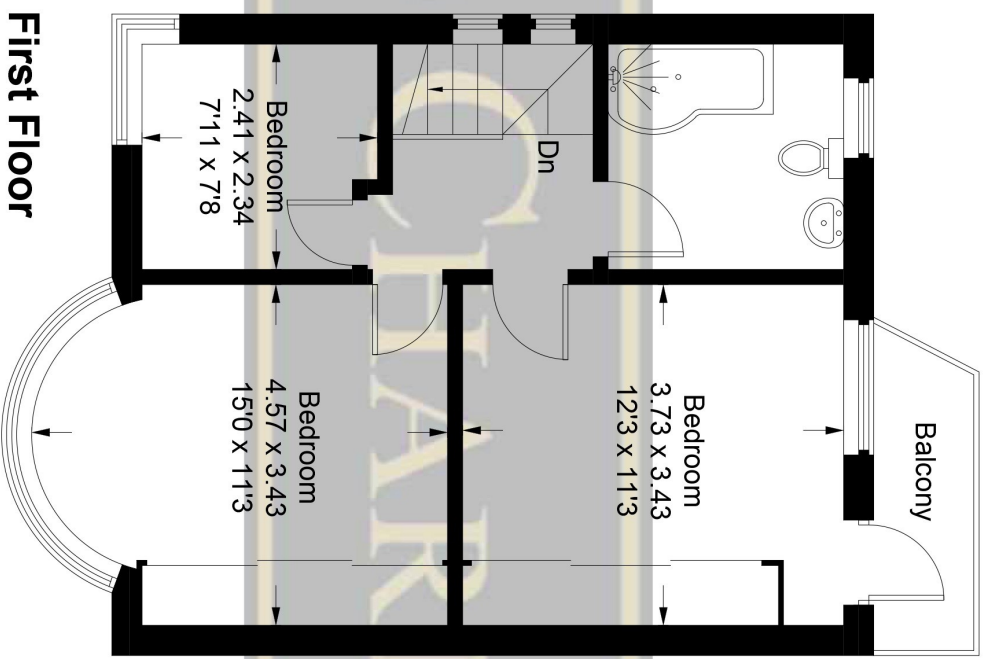
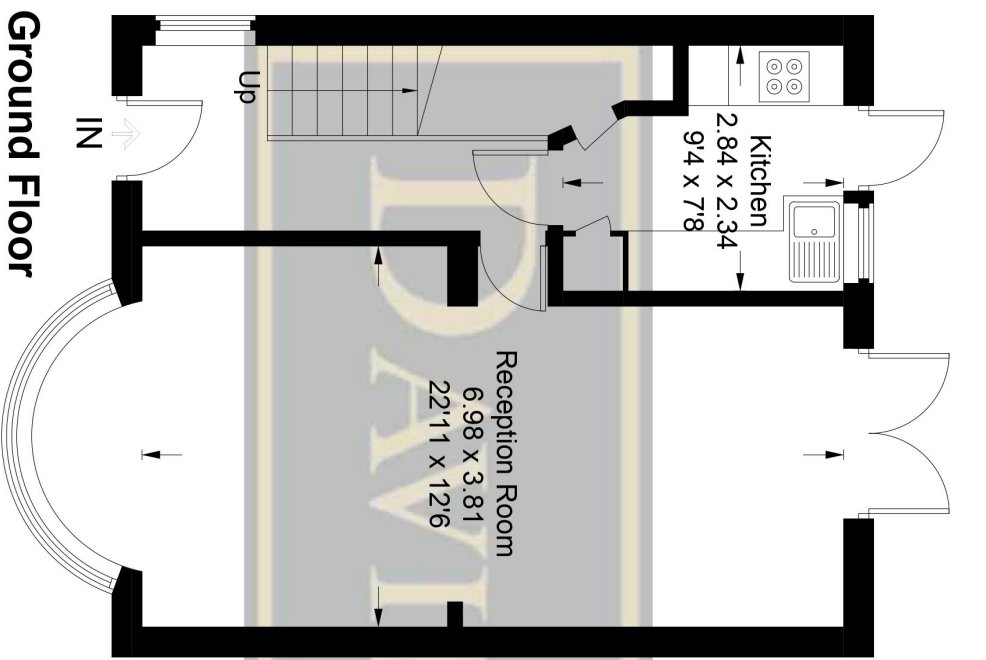
Approximate Gross Internal Area

Ground Floor = 43.3 sq m / 466 sq ft

First Floor = 42.9 sq m / 462 sq ft

Garage = 9.8 sq m / 105 sq ft

Total = 96 sq m / 1,033 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charles