



## York Avenue

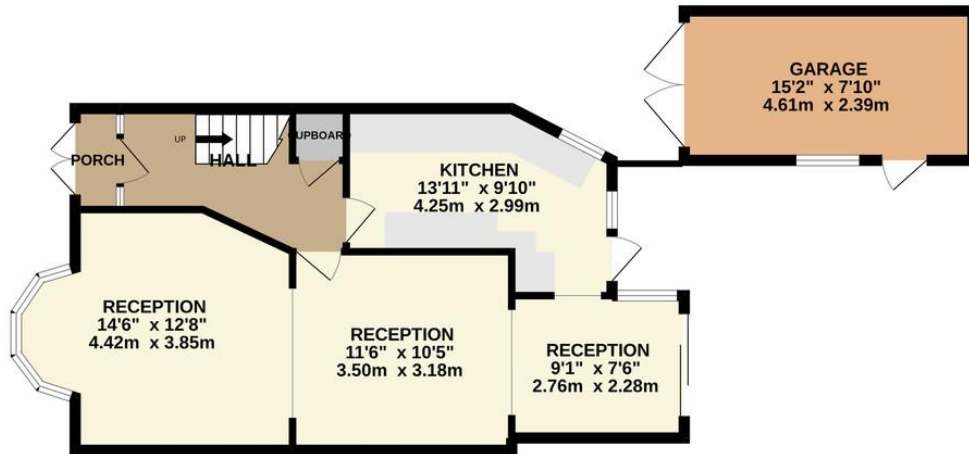
Stanmore, HA7 2HT

**£635,000**

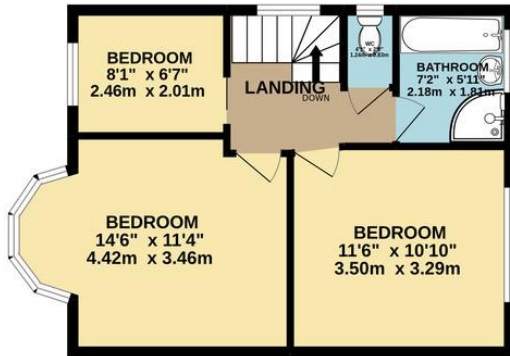
A very well presented three bedroom semi-detached extended property with three open plan reception rooms, good size kitchen, bathroom with separate wc, off street parking, detached garage and approx. 100' south west facing rear garden. Located close to Belmont Circle for shops, bus stops, health centre and with the nearest station being at Canons Park.



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating: to be confirmed

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