



Rocklands Drive, Stanmore, HA7

£635,000



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A chain free and well presented three bedroom semi-detached house with a large through lounge which can be used as two reception rooms, kitchen, family bathroom / wc, detached garage, off street parking to front and approx 100' south facing rear garden. Providing great scope to extend to the rear and loft as others have done in the road.

With convenient access to Priestmead and Park High Schools, Belmont Circle for shops and bus routes to Harrow, Queensbury, Kenton, Stanmore. North London Collegiate for girls and Haberdashers Aske for boys and girls are within a short drive away.

EPC Rating: D. Council Tax Band: E.





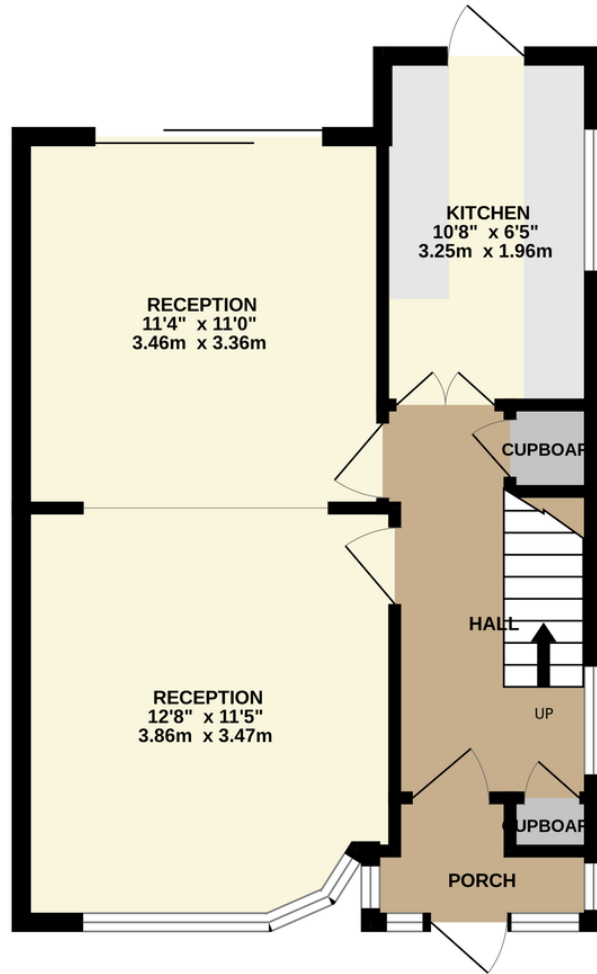




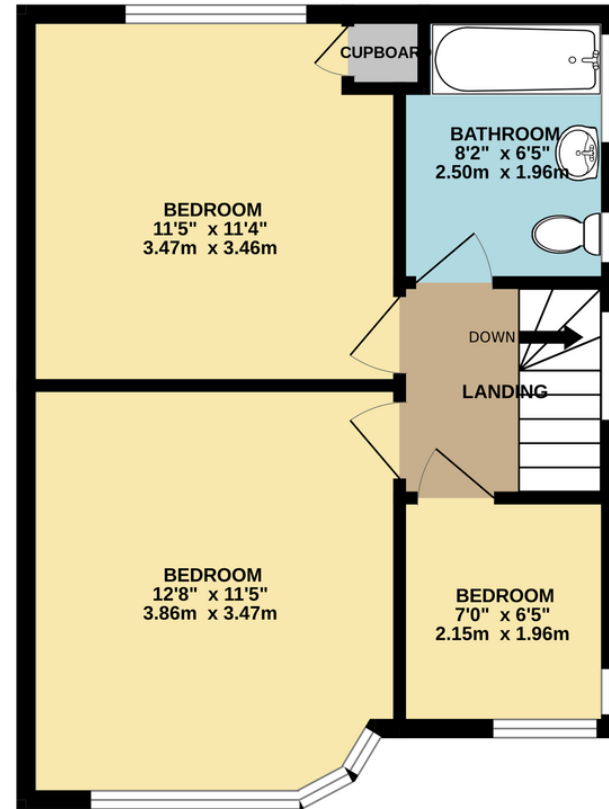
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.3 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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