



BRITISH
PROPERTY
AWARDS

2016

GOLD WINNER

ESTATE AGENT
IN LONDON NORTH

Stones Residential

40 Church Road Stanmore Middlesex HA7 4AH

T: 020 8954 0045 | W: stonesresidential.co.uk

E: stanmore@stonesresidential.co.uk

stones

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RESIDENTIAL



Boxtree Road, Harrow Weald

£595,000

Ring 020 8954 0045 for more information

ITS ALL ABOUT THE POTENTIAL!

This 3 bedroom semi detached house occupies an impressive plot with plenty of off-street parking and potential to extend to the side and rear, subject to planning permission. The ground floor offers an open plan entrance and reception leading through to the dining room, with double doors giving access to and overlooking the 86 ft South Westerly facing garden. There is a fitted kitchen breakfast room with side access to the garden which also provides rear access into the attached garage. On the first-floor bedroom 1 has an en suite bathroom, there are 2 further bedrooms and a further bathroom.

The immediate vicinity offers the peaceful Harrow Weald recreational ground as well as Waitrose supermarket being less than a half a mile away.

Contact one of our sales experts today to arrange a viewing

Client Money Protection provided by: ARLA - Association of Residential Letting Agents

Independent Redress provided by: TPO's - The Property Ombudsman

While every effort is made to ensure the accuracy of our particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective tenants should satisfy themselves by inspection and relevant reporting of a property prior to renting. This document does not form part of a legal contract.

www.stonesresidential.co.uk



Also at: 5 Adelaide Road London NW3 3QE T: 0207 483 0685

Stones Residential (Stanmore) Limited Reg. Office: 76 New Cavendish Street, London W1E 9TB Reg. No. 4141139 England






- 3 BEDROOM SEMI DETACHED
- 2 BATHROOMS
- 2 RECEPTIONS
- OFF STREET PARKING
- ATTACHED GARAGE
- POTENTIAL TO EXTEND
- SUBJECT TO PLANNING
- 80 FT + SOUTH WEST FACING GARDEN
- CLOSE TO LOCAL AMENITIES AND TRANSPORT




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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	39	44
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	34	38
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

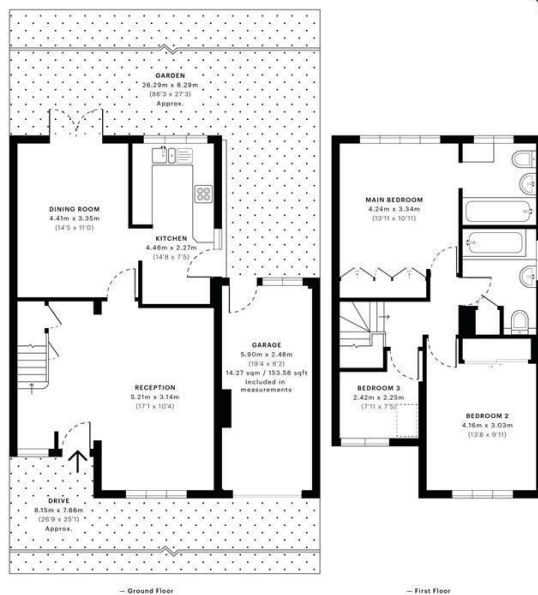


Boxtree Road, HA3

CAPTURE DATE: 16/09/2020 LASER SCAN POINTS: 44,702,494

GROSS INTERNAL AREA

114.81 sqm / 1235.80 sqft



GROSS INTERNAL AREA (sqm)
The internal area of the property
114.81 sqm / 1235.80 sqft

NET INTERNAL AREA (sqm)
Excludes walls and structural features
Includes balconies, external floor height
106.29 sqm / 1144.10 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, external floor height
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Internal areas above 1.8m
0.36 sqm / 3.87 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

RICS measurements: 113.25 sqm / 1215.01 sqft
RICS measurements: 102.23 sqm / 1104.21 sqft
www.stones.co.uk/boxtree-road-ha3

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