



## Bellamy Drive

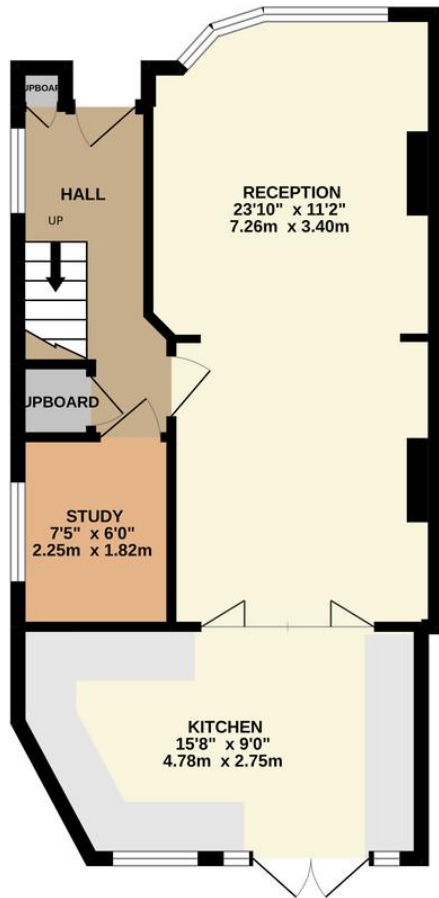
Stanmore, HA7 2DD

**£635,000**

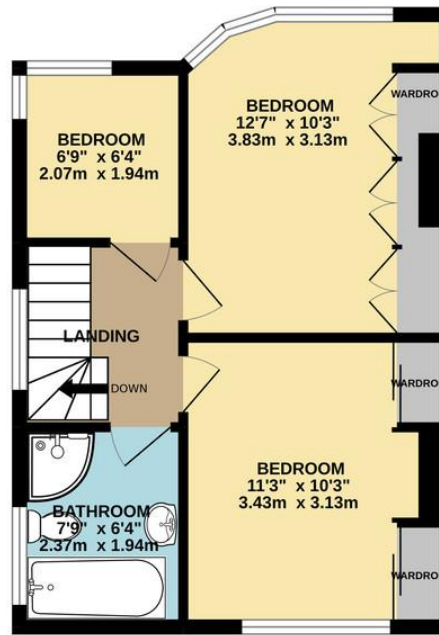
A beautifully presented and extended three bedroom semi-detached house providing a 15'8 x 9' modern kitchen, study, 23'10 through lounge and a modern bathroom suite. Located close to Belmont Circle for shops, health centre, bus stops, St. Joseph, Belmont, Park High, Whitchurch, Avanti and Stanburn schools. Nearest station is at Canons Park (Jubilee line).



GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 868 sq.ft. (80.6 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	63   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements