



## Mountbel Road

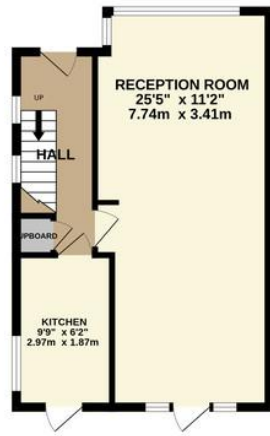
Stanmore, Middlesex, HA7 2AF

**£650,000**

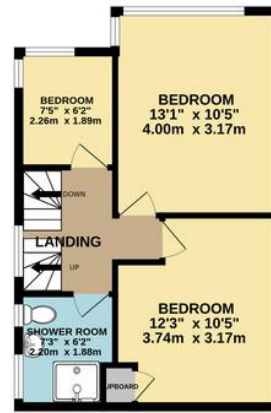
A well proportioned four bedroom semi detached house providing two bathrooms, through lounge, good size detached garage, off street parking and 75' rear garden. Located close to St. Joseph's, Stanburn, Avanti and Whitchurch schools, Belmont Circle for shops, Health Centre and with the nearest station at Canons Park. EPC Rating: E



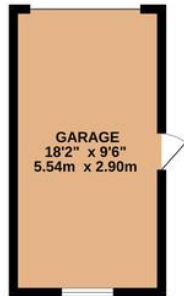
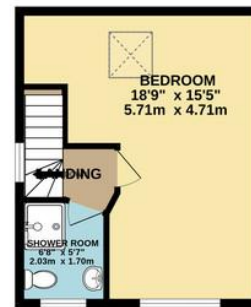
GROUND FLOOR  
569 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



2ND FLOOR  
289 sq.ft. (26.9 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.4 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		88   B
69-80	C		
55-68	D		
39-54	E	48   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