



## Broadcroft Avenue

Stanmore, HA7 1PB

**£659,950**

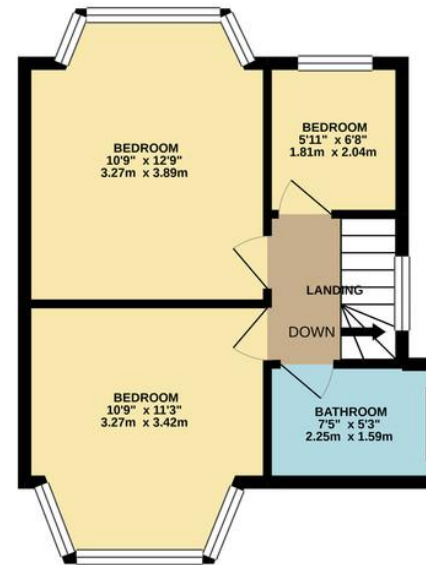
A chain free three bedroom semi-detached house with a through lounge, extended kitchen behind the garage, own driveway and approx. 80' rear garden. Located close to Canons Park Station (Jubilee Line), Park High, Stanburn, Whitchurch and Avanti schools. EPC Rating: D. Freehold.



GROUND FLOOR  
585 sq.ft. (54.3 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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	64   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 are 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