



£650,000 Freehold

Portland Crescent, Stanmore, HA7

Charles
Russell
ESTATE AGENTS

Key Features & Description

Three Bedroom Family Home

Through Lounge

Fitted Kitchen

Good Size Bedrooms

Family Bathroom

Separate WC

Rear Garden

Own Drive Way

Gas Central Heating

Charels Russell Estate Agents pleased to offer to the market is this well-presented three-bedroom family home, situated on the borders of Stanmore & Kenton and within proximity to Whitchurch, Stanburn, Park High and Avanti School. This property also benefits from being located within easy reach of local shops, bus routes, Queensbury and Canons Park (Jubilee Line) stations and Kenton station (Bakerloo Line & Overground). The accommodation comprises of lounge, kitchen, good size bedrooms, bathroom, separate WC, garden and off street parking.

Early viewings are highly recommended - contact us today to arrange your appointment.





Staircase:

Leading to all the rooms on the first floor

Hallway: 12'46" x 6' 06" (3.80m x 1.85m)

Laminated flooring through, magnolia painted walls and white ceiling

Lounge: 30'01" x 12' 17" (9.15m x 3.3.71m)

Laminated flooring, magnolia painted walls and white ceiling throughout, wall mounted radiator, double-glazed window

Kitchen: 14' 07" x 7' 21" (4.29m x 2.20m)

Fitted kitchen units, gas cooker with oven, stainless steel drainer/sink. Plumbing for washing machine, painted walls and ceiling

Bedroom 1: 14' 07" x 10' 89" (4.29m x 3.32m)

Laminated flooring, UPVC double glazed windows, wall mounted radiator, magnolia painted walls white ceiling.

Bedroom 2: 15' 09" x 11' 71" (4.6m x 3.57m)

Laminated flooring, UPVC double glazed windows, wall mounted radiator, magnolia painted walls white ceiling.

Bedroom 3: 9' 80" x 6' 75" (2.99m x 2.06m)

Laminated flooring, UPVC double glazed windows, wall mounted radiator, magnolia painted walls white ceiling.

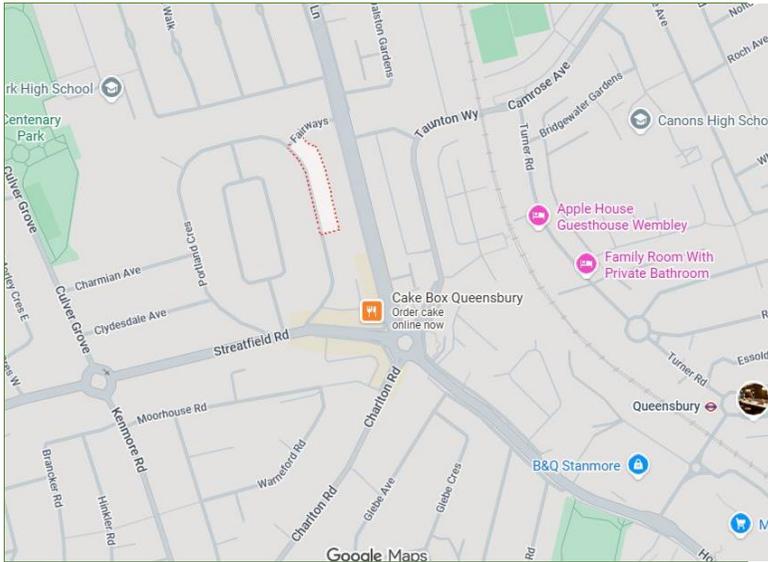
Bathroom:

Tiled walls and floor, bathtub, WC and radiator. white painted ceiling.

WC:

Tiled walls and floor, WC and radiator. white painted ceiling, double glazed window to side aspect.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Garden

Ground floor

First floor

APPROXIMATE GROSS INTERNAL AREA
1100 SQ FT / 112 SQ M

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatement.

We have prepared this property particulars as a general guide to a broad description of the property. We have not carried out a structural survey and the specific fittings have not been tested. All pictures, measurements and floor plans are given as a guide only.

Charles Russell Estate Agents
Tel: 020 8863 6269

Chamberlain Estates Ltd T/A Charles Russell Estate Agents - Registered in England No: 2405145 - VAT No: 769 3626

10 High Street Wealdstone Harrow Middlesex HA3 7AA
enquiries@charles-russell.com
https://www.Charles-Russell.Com/



Charles
Russell

ESTATE AGENTS