Stanhope Grove, BR3

<u>Freehold</u> £420,000



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** EXTENDED FOUR BEDROOMS, OFF STREET PARKING, CLOSE TO LANGLEY SCHOOLS **

A well presented four bedroom family home located within close proximity to Langley Schools, Eden Park Train Station and David Lloyd Leisure Centre. The property benefits from a lovely rear view of Stanhope Grove Playing Fields.

The ground floor comprises of an entrance hall, lounge, dining room, extended kitchen, lean to and W.C.

The first floor comprises of two double bedrooms, a good size single bedroom, bathroom with a three piece suite.

The second floor comprises of a double bedroom with storage. The property also benefits from off street parking, gas central heating, double glazing.



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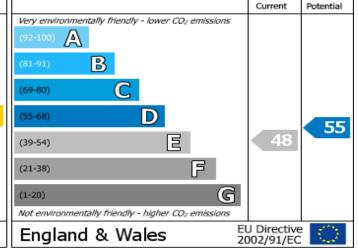


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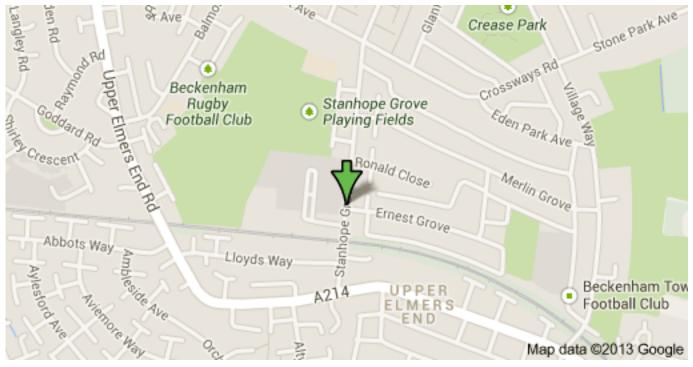


Current Potential Very energy efficient - lower running costs (92-100) Δ в C (69-80) D (55-68) 62 55 E (39-54) (21-38) F G (1-20)Not energy efficient - higher running costs EU Directive 2002/91/EC England & Wales

Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.



The Property

Ombudsman





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