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# Curzon Avenue, Stanmore

## Asking Price £620,000



### Stunning 3-Bedroom Semi-Detached Home in Sought-After Location

This immaculately presented semi-detached house is now available for sale in a highly sought-after residential area, offering an exceptional opportunity for first-time buyers, investors, and growing families alike.

Step inside to discover a stylish open-plan reception room bathed in natural light, creating a warm and welcoming atmosphere. Perfectly blending comfort and function, this versatile space easily accommodates both living and dining areas, and offers direct access to a private garden, ideal for relaxing or entertaining.

The property features three generously sized bedrooms:

A luxurious master bedroom, designed as a peaceful retreat.

A spacious second double bedroom, ideal for guests or family.

A well-proportioned single bedroom, perfect as a nursery, home office, or study.

The modern family bathroom is well-maintained, complete with built-in storage and a sleek shower setup, promoting both comfort and practicality. The kitchen area provides a bright and functional space with great potential to customise to your own taste and style.

Additional highlights include:

Private off-street parking

EV charging point for eco-conscious living

Council Tax Band D

Close proximity to excellent transport links, schools, and a variety of local amenities.

This home combines contemporary living with everyday convenience, making it a fantastic long-term investment or the perfect place to start your next chapter.

Early viewing is highly recommended – homes in this location rarely stay on the market for long.

6 Station Parade, Kenton Lane, Stanmore, HA3 8SB | 0203 667 1333  
stanmore@hunters.com | www.hunters.com



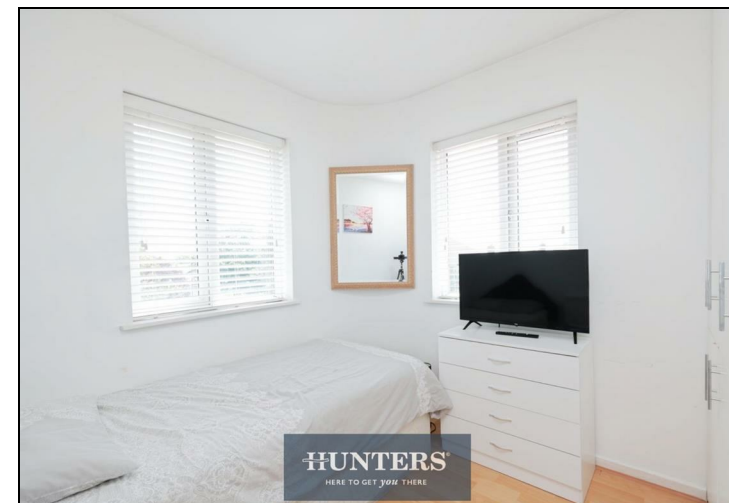
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## KEY FEATURES

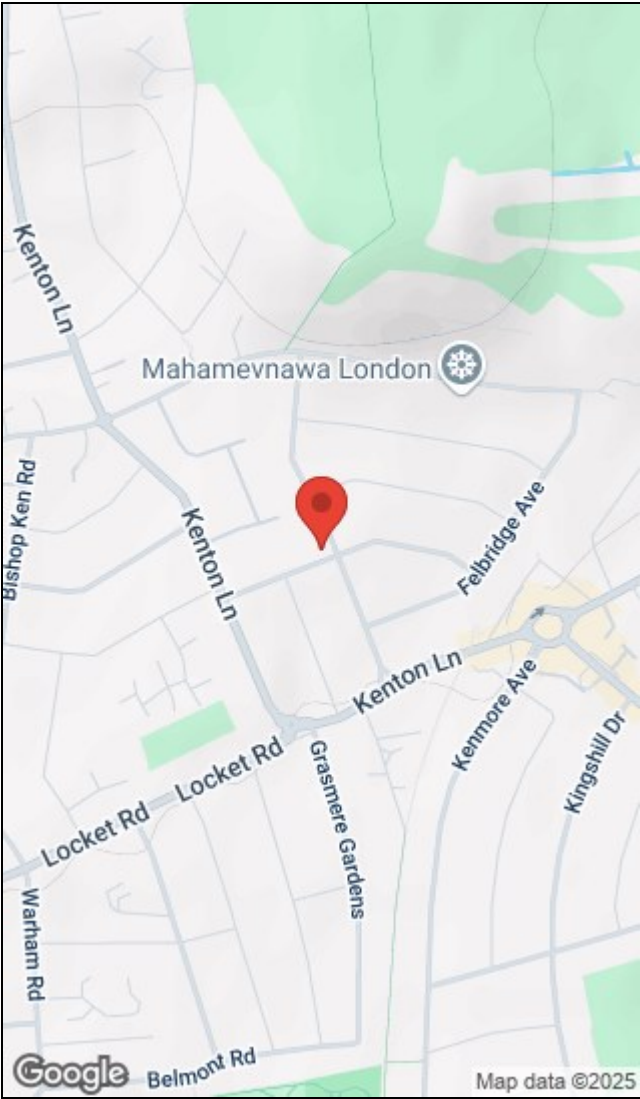
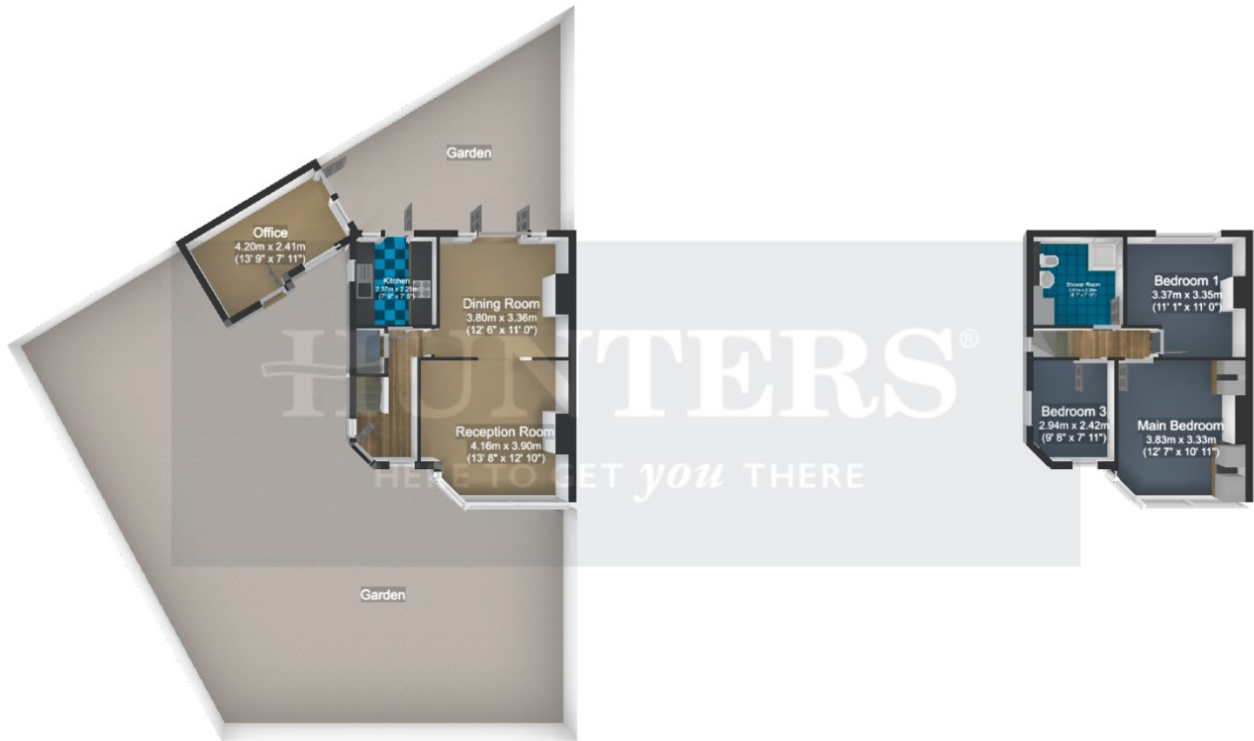
- Highly sought-after location
- Bright open-plan reception room
- Three well-appointed bedrooms
  - Private garden access
- Built-in bathroom storage
- Ample off-street parking
- Close to public transport
- Near schools and amenities







35 Curzon Avenue, Stanmore, HA7 2AH



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		<b>84</b>			
		<b>64</b>			
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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