



Taunton Way  
Stanmore  
Greater London  
HA7

Offers In Excess Of £620,000

bettermove 

# Taunton Way

## Stanmore

Bettermove are proud to present this 4 bedroom semi-detached house in Stanmore.

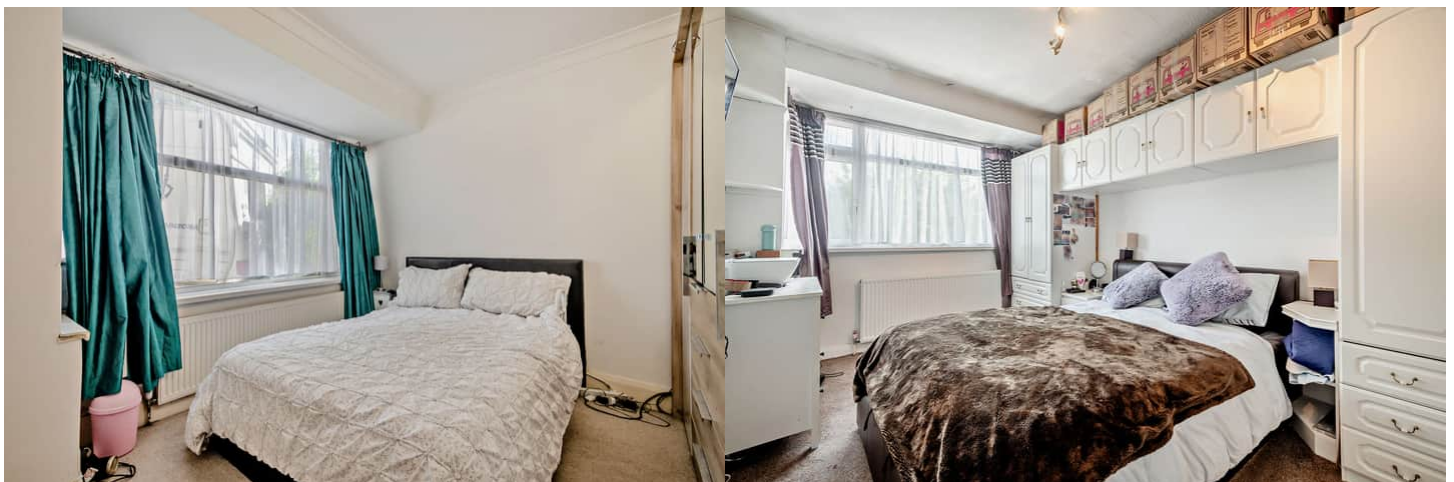
The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway and garage.

The council tax band is D.

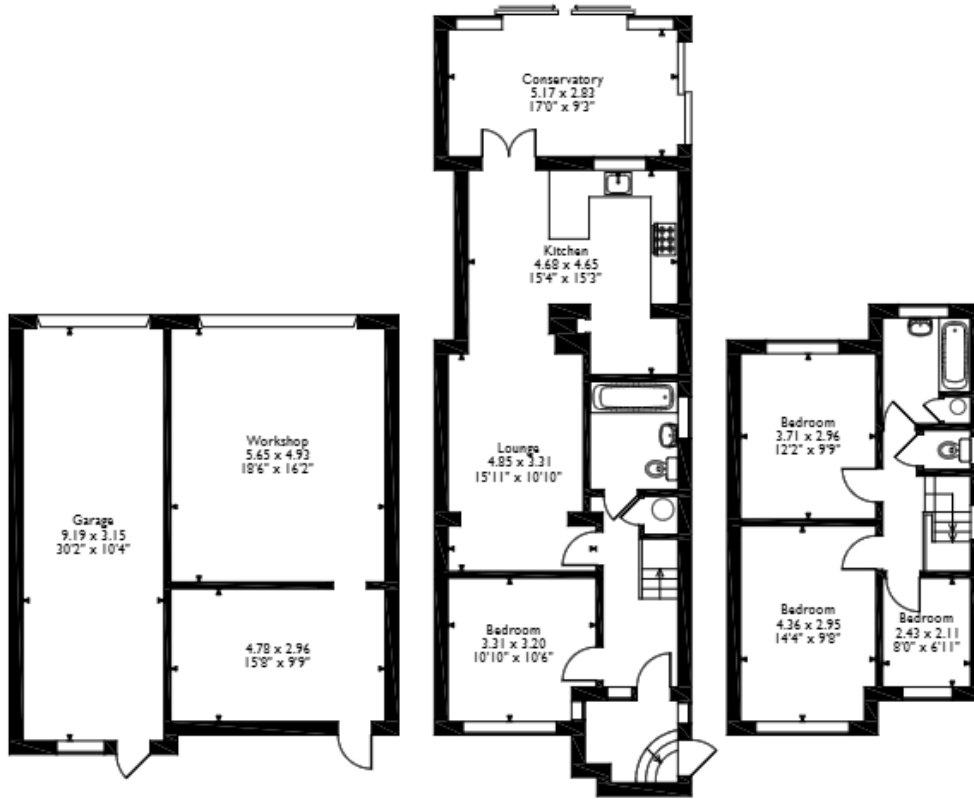
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, family bathroom, conservatory, and one bedroom on the ground floor. The first floor consists of the further three bedrooms, including two doubles, and one single, alongside a second family bathroom. The exterior boasts a large detached outbuilding, including the garage, workshop and a another versatile room, as well as a private rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular borough of Stanmore, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport connections can be found from Queensbury Underground Station, a variety of local bus routes, and quick access to the M1.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Taunton Way, Stanmore  
 Approximate Gross Internal Area  
 Main House = 122 Sq M/1313 Sq Ft  
 Garage/Workshop = 72 Sq M/775 Sq Ft  
 Total = 194 Sq M/2088 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         | <b>79</b> |
| (55-68) <b>D</b>                                   | <b>66</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92+) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         | <b>75</b> |
| (55-68) <b>D</b>  | <b>62</b>               |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>                                  | EU Directive 2002/91/EC |           |



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