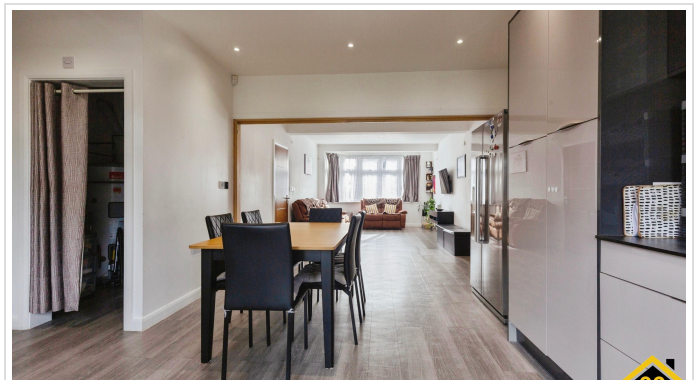




**99Home Ltd.**  
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:info@99home.co.uk

3 Bed Semi-Detached In Curzon Avenue , Stanmore, HA7 2AH

£599,000





## SHORT DESCRIPTION

Property Ref: 16254 Stunning Renovated 3-Bed South-Facing Semi | Garage | Belmont Circle Beautifully presented three-bedroom south-facing semi-detached home in the sought-after Belmont Circle area, with garage and shared side drive. Recently renovated throughout and finished to a high standard. The ground floor features stylish laminate flooring, guest WC, under-stairs storage and a bright living room opening into a spacious open-plan kitchen-dining area—ideal for modern family life and entertaining. Bi-fold doors allow flexible living space, while underfloor heating provides efficient, comfortable warmth. Upstairs offers two generous double bedrooms and a third bedroom, all with fitted wardrobes and built-in storage, plus a modern family bathroom with separate WC. The property also benefits from solar panels to help reduce energy bills. Outside, there is driveway parking for two cars, shared access to the garage, ample on-street parking and a generous rear garden with great potential. Ideally located with strong bus links and easy access to the M1 motorway, this home is also close to several highly regarded schools, including Avanti House Primary School, St Joseph's Primary School, Stanburn Primary School, Priestmead Primary School, Avanti House Secondary School, and Bentley Wood High School for Girls Property Type: Semi-detached Full selling price: £599,000 Pricing Options: Guide Price Tenure: Freehold Council tax band:E EPC rating: C Measurement:1011.81 sq.ft. appx 3.6W Solar Panels Outside Space: Rear Garden Parking: Garage, Driveway, Rear, Off street, On street Heating Type: Double Glazing, Gas Central Heating,Electric Heating,Underfloor Heating Chain Sale Possession of the property: Self-occupied -----



**Bed Room(s)**



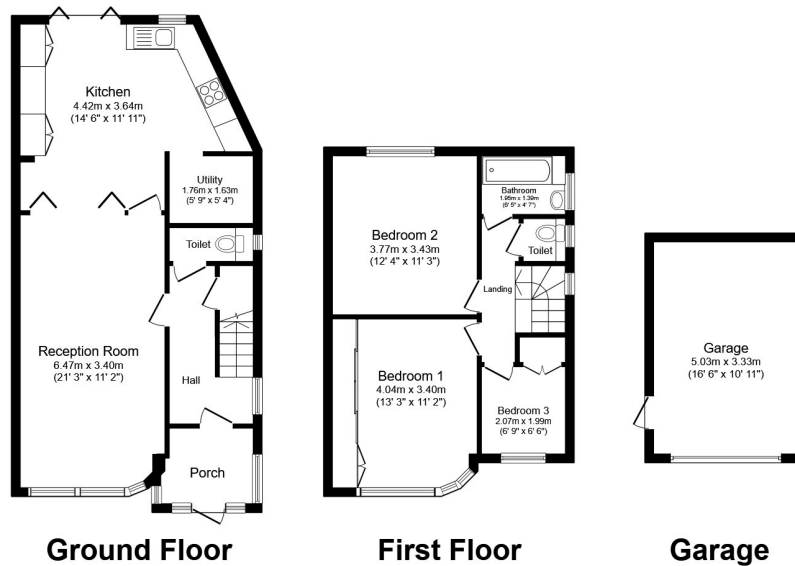
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 117.9 sq.m. (1,269 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Property type	Semi-detached house
Total floor area	94 square metres

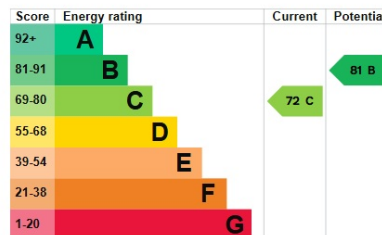
### Rules on letting this property

Properties can be let if they have an energy rating from A to E. You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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