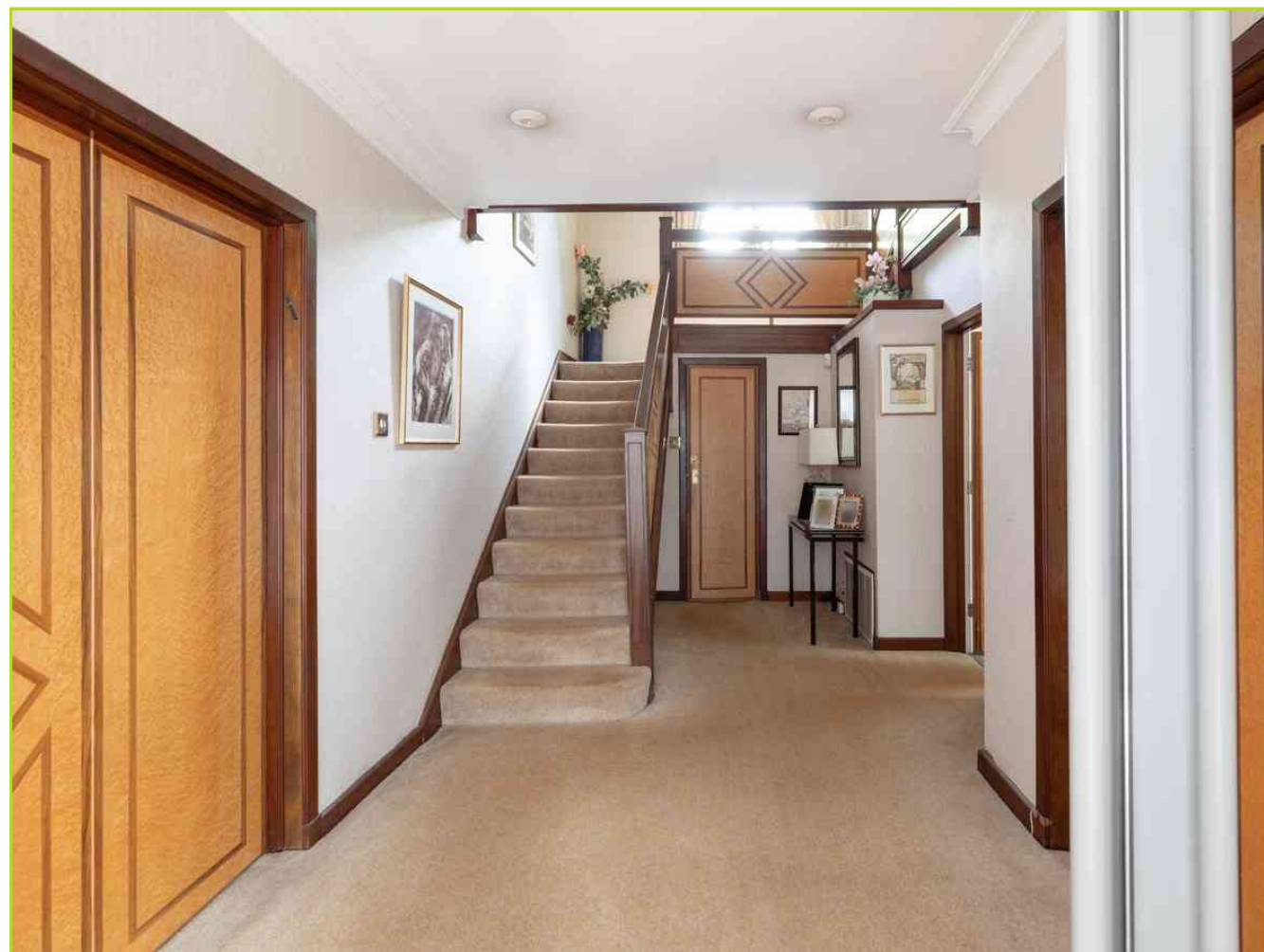
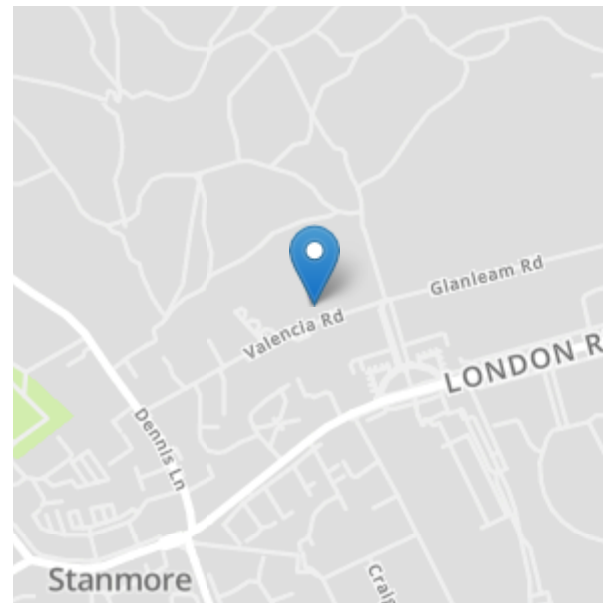


Valencia Road is arguably the finest and most sought after addresses in Stanmore just a couple of minutes' walk to Stanmore's Jubilee Line underground station and even less to the glorious Stanmore Country Park. Stanmore station provides direct access to Canary Wharf and London's West End within 40 minutes, whilst the A1, A41, M1 and M25 are a short drive away. Buses to local areas stop outside the station. Stanmore town centre is easily accessible, and the house is close to some of the finest private and State schools in the country (most of which are within a three-mile radius), including Haberdashers' Aske's (Boys and Girls), Aldenham, Merchant Taylors and North London Collegiate, which is within walking distance.



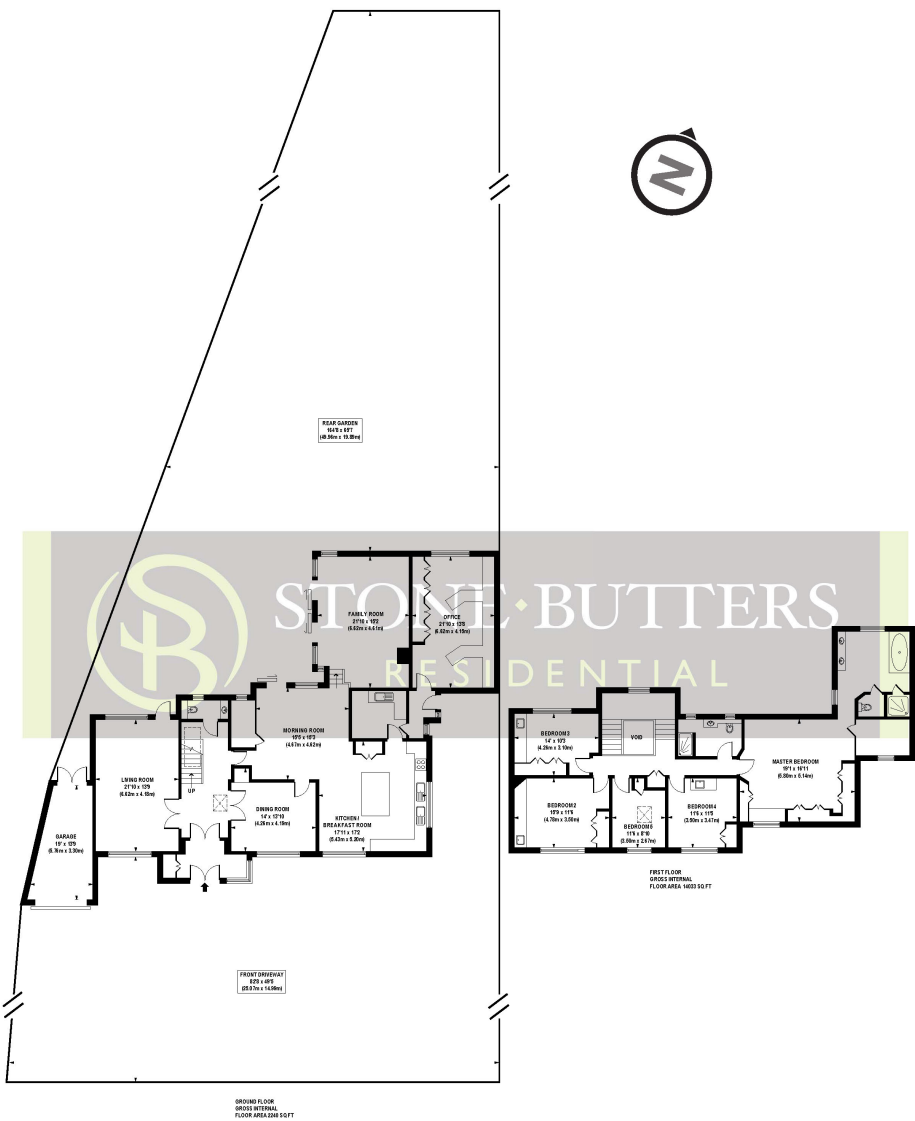
Valencia Road, Stanmore. HA7 4JH. £2,650,000 Freehold

An Exceptional 5 Bedroom 2 Bathroom Family Residence set behind a wide carriage driveway situated in one of Stanmore's finest addresses. Offering almost 3,500 sq ft of living accommodation set on two floors, the property benefits from 5 reception room areas one of which opens to a large kitchen/breakfast room and utility room. First floor accommodates 5 double bedrooms with 2 bathrooms.

Set behind a carriage driveway capable of hosting 8 to 10 cars and a garage. The 200ft garden to the rear backs onto Stanmore Country Park.

Being a short walk to Stanmore Jubilee train station and a little further to restaurants and cafe's. Numerous private and state schools are within a short drive including NLCS & Haberdashers.

- Five Reception Rooms
 - 200ft Secluded Rear Garden
 - Ample Forecourt Parking
 - 5 Bedrooms - 2 Bathrooms
- Large Kitchen/Breakfast room
 - Attached Garage
 - Further Extension Potential (subject to planning permission)
 - Guests Cloakroom



APPROX. GROSS INTERNAL FLOOR AREA 3645 sq. ft / 338.65 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 3477 sq. ft / 322.99 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale.
Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

CPCREATIVE
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)

