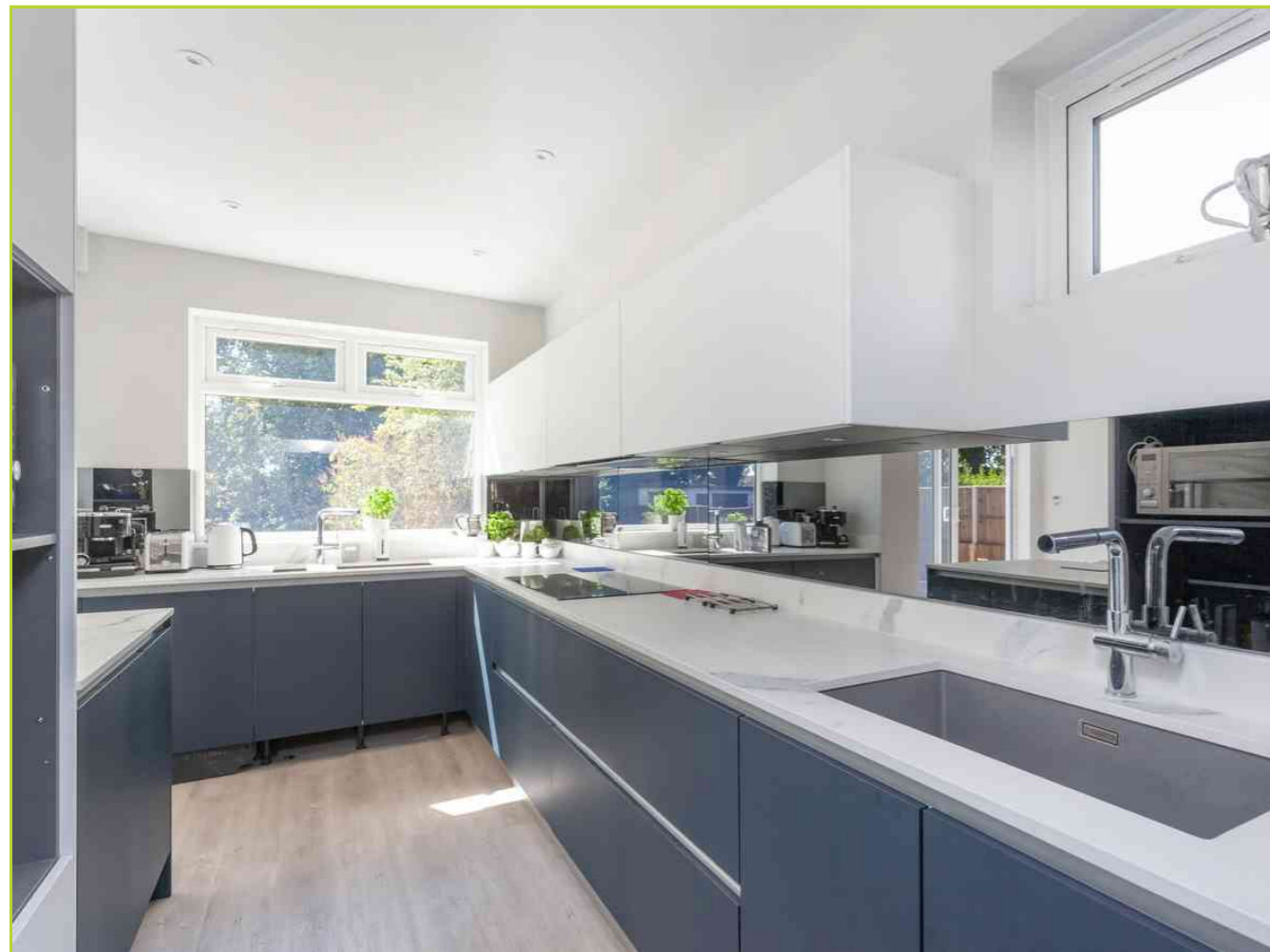
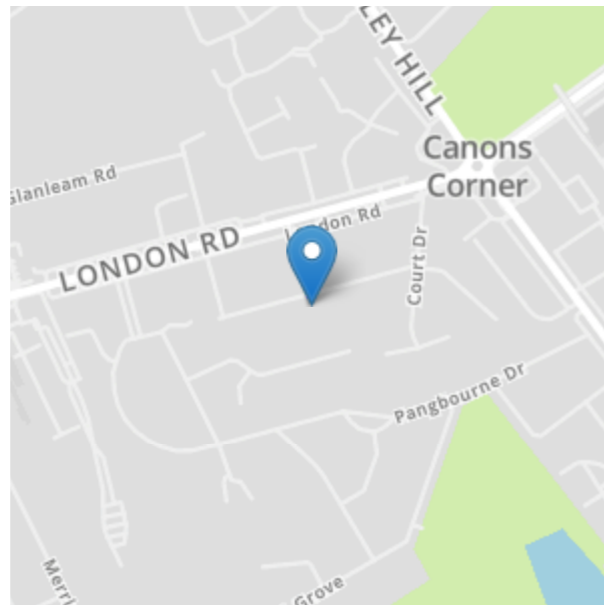


This family home is conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore underground station (Jubilee line) and the M1 motorway at junction 4 approx. three miles away, which connects with the M25 and the main motorway network. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore cricket and golf clubs situated particularly close by, the David Lloyd and Village fitness centres as well as excellent riding and walking in the surrounding countryside. The area is renowned for excellent schooling, both state and private with North London Collegiate and Haberdashers Askes.

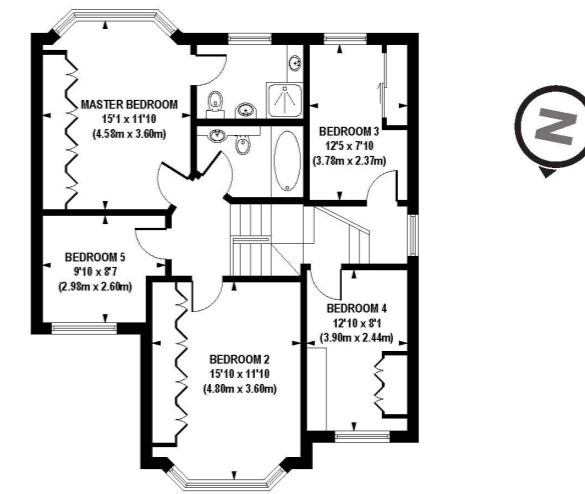


**Snaresbrook Drive, Stanmore. HA7 4QN.
£1,100,000 Freehold**

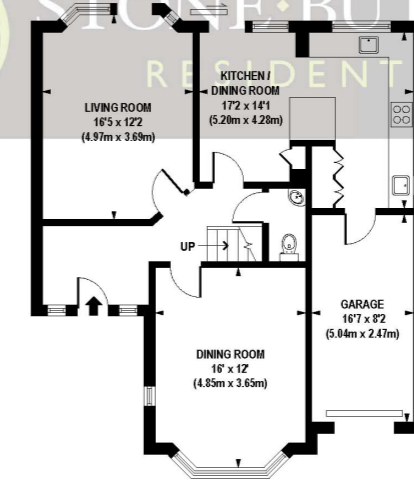
Positioned within easy access of Stanmore (Jubilee Line) underground Station (0.4 miles) with its quick and convenient service into Central London and The City and within walking distance to highly regarded schools including North London Collegiate (1 mile) and Aylward Primary school (0.5 miles) is this attractive and beautifully maintained 5 bedroom, south facing, detached family home. The property provides generous accommodation throughout and is arranged over two levels offering a bright and especially spacious reception hall, a dining room overlooking the front elevation, a principal rear facing reception room and a newly installed luxury kitchen /diner with glazed doors onto the rear terrace and garden. This well planned home also provides a guest WC and a single integral garage. To the half landing is a single bedroom and to the first floor the accommodation provides a principal bedroom suite, two further double bedrooms, a fifth bedroom/home office and a family bathroom. Externally the property features a south facing rear garden and to the front a driveway providing off street parking.

- Five Bedrooms
- Two Reception Rooms
- South Facing Garden
- Forecourt Parking
- Guest Cloakroom

- Two Bathrooms - 1 En Suite
- Newly Installed Kitchen/Diner
- Single Integral Garage
- Gas Central Heating



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 873 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 879 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1752 sq. ft / 162.81 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 1606 sq. ft / 149.21 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.



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	