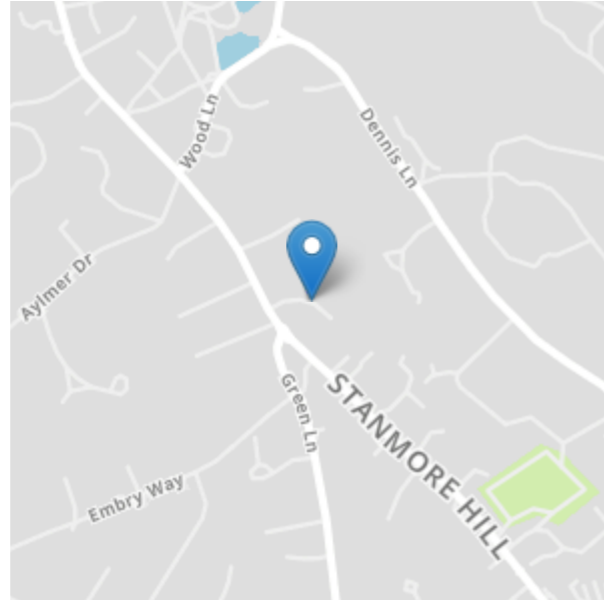


Built circa 1955 to a contemporary style of European architecture, this Alpine-inspired, four/five-bedroom home occupies a spectacular undulating plot, surrounded by beautifully landscaped private gardens. Whilst occupying a quiet and peaceful rural setting, yet within a short distance to local transport facilities, connections to London are excellent, with Stanmore (Jubilee Line) underground station, a five-minute drive away, providing direct links to London (Bond Street 25 minutes).



**5 Spring Lake, Stanmore, Middlesex. HA7 3BX.
£2,350,000 Freehold**

A Contemporary Style 4/5 Bedroom Family Home occupying a spectacular undulating plot, surrounded by beautifully landscaped grounds. Set within a quiet and peaceful rural setting, yet within a short distance to local transport facilities, with Stanmore underground station, a five-minute drive, providing direct links to London (Bond Street 25 minutes).

‘Three Bridges’ is situated off Stanmore Hill and benefits from a spacious accommodation of approx 3,758 sq ft (349.17 sq m) arranged over four levels. The spectacular main reception room has 2 sets of almost bi fold doors open to the raised deck which overlook the parkland style gardens. The raised ground floor further provides a spacious reception hall a 21’ kitchen/diner, a principal bedroom suite with access to a delightful terrace with beautiful garden views, a luxurious bathroom and dressing room. A second double bedroom with its own terrace and direct access to the family bathroom, a guests cloakroom and a double garage. The spacious garden level comprises a delightful dual aspect family room with full height glazed doors to the garden, bedroom 5 which is currently fully fitted as a home office, bedroom 4 and a large laundry/utility room. To the 1st floor there is another bedroom with an en suite bathroom and an enormous 37’ loft space providing plenty of storage.

- 173" Rear Garden With A Natural Stream
- Principal Bedroom With Dressing Room & En-Suite Bathroom
- Double Garage
- Swimming Pool
- Utility Room

- Plot Approaching Half An Acre
- Lounge/Dining Room
- Ample Forecourt Parking
- 3 Further Bedrooms (1 with En-Suite Bathroom)
- Large Reception Hall



STONE BUTTERS RESIDENTIAL

RAISED GROUND FLOOR
GROSS INTERNAL FLOOR AREA 191 SQ FT

LOWER GROUND FLOOR
GROSS INTERNAL FLOOR AREA 111 SQ FT

FIRST FLOOR
GROSS INTERNAL FLOOR AREA 134 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 3766 sq. ft / 349.95 sq. m (Including Restricted Height Area, Garage & Excluding Shed)
APPROX. GROSS INTERNAL FLOOR AREA 3376 sq. ft / 313.68 sq. m (Excluding Restricted Height Area, Garage & Shed)

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.

CP CREATIVE PROPERTY MARKETING

(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		
(69-80)	C		73
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	