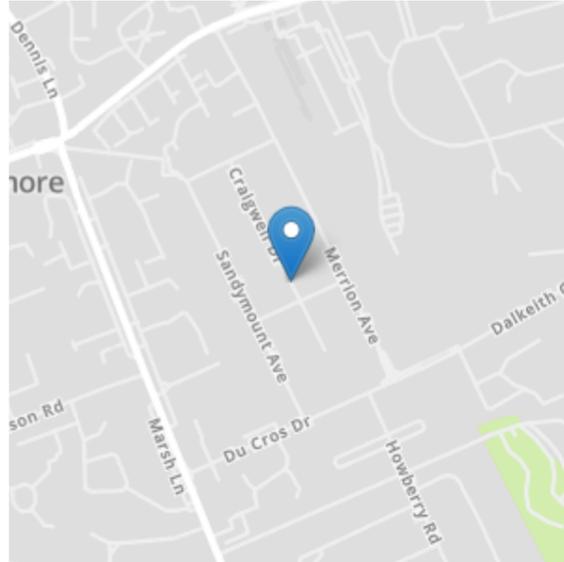


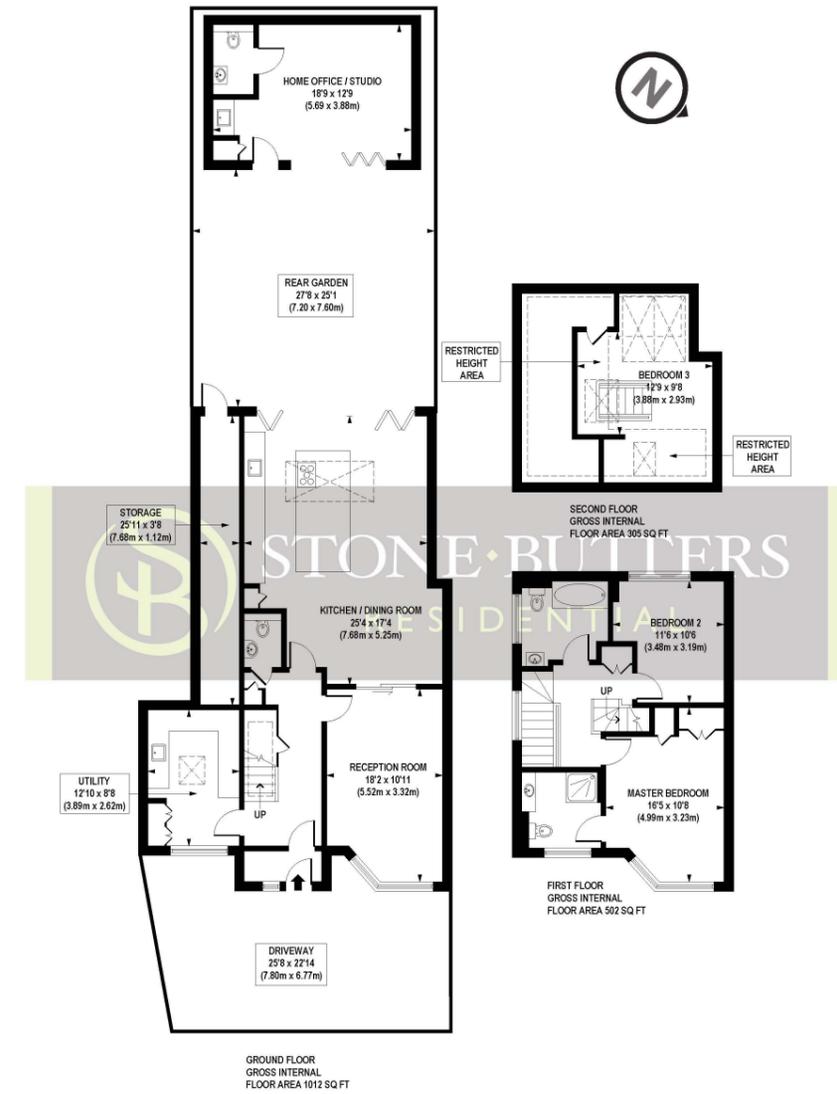
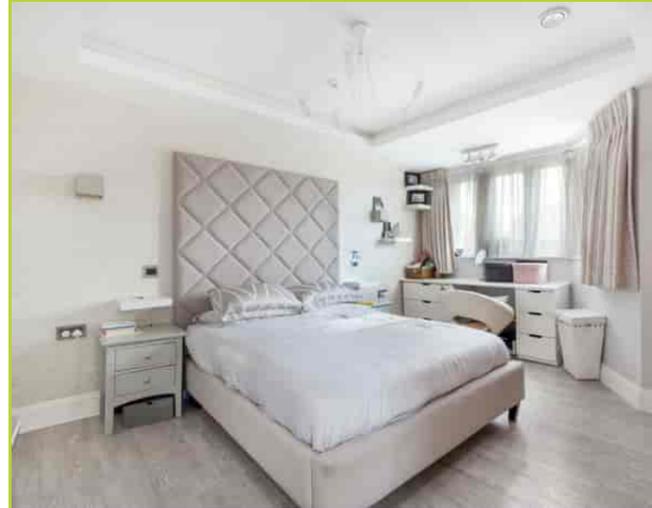
Conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore underground station (Jubilee line) a short walk away. The M1 motorway at junction 4 close by, which connects with the M25 and the main motorway network. 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.



**Craigweil Drive, Stanmore. HA7 4TU.
£825,000 Freehold**

A Well Extended 3 Bedroom Semi Detached Family Home set over 3 floors, offering spacious ground floor family living with a beautiful kitchen/dinner with bi-fold doors onto the west facing garden. Also, you have a formal reception room and utility room that could be converted into an additional study/bedroom. For those who need a home office/studio, the owners have constructed a fantastic garden room with an independent under floor heating system, sink, toilet and wash basin. On the 1st floor the main bedroom has an en-suite shower room/wc with an additional family bathroom. Off street parking for 2 cars. The property comes with 'smart' lighting and heating system controlled from your phone, other benefits include part air-conditioned and ventilation system. Located in this popular area being a short walk to Stanmore's Jubilee line train station and shopping facilities. Internal viewing is highly recommended.

- Extended Family Home
- Two Bathrooms (1 En Suite)
- Close Proximity To Stanmore Jubilee Line Station
- Internal Viewing Highly Recommended
- Popular Residential Location
- Smart Controlled Lighting & Heating System
- Large Kitchen/Family Room
- Off Street Parking 2 Cars
- Utility Room/ Study/Additional Bedroom
- Home Office/Studio Room Garden Room
- Double glazed Windows
- Part Air Conditioned



APPROX. GROSS INTERNAL AREA FLOOR 2056 sq. ft / 191.06 sq. m (Including Restricted Height Area, Studio & Storage)
 APPROX. GROSS INTERNAL AREA FLOOR 1486 sq. ft / 138.08 sq. m (Excluding Restricted Height Area, Studio & Storage)

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		
(69-80)	C		79
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	