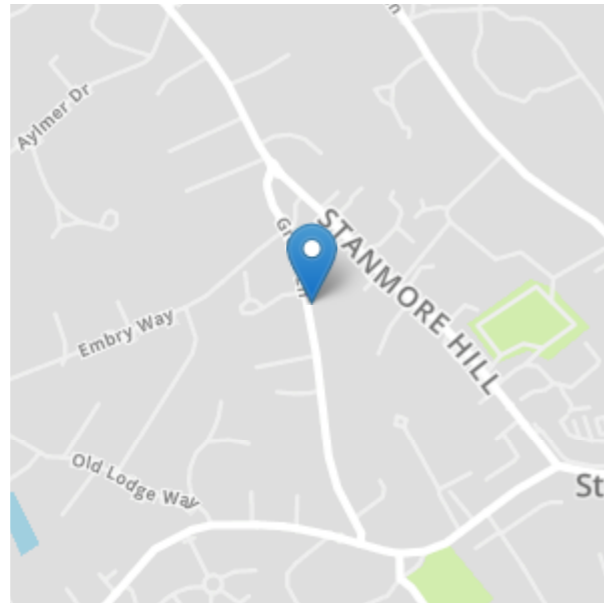


Carnelian is conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station and the M1, M25 and A41 all located nearby. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore cricket and golf clubs situated particularly close by, together with sailing at Aldenham Country park, together with the David Lloyd and Village fitness centres. There are a number of excellent private and state schools in the vicinity including Haberdashers Askes, North London Collegiate and St Margaret's.



**Green Lane, Stanmore. HA7 3AB.  
£1,750,000 Freehold**

Completely extended and renovated approximately twenty years ago, Carnelian is a contemporary detached residence which has been well maintained by the current owners to provide a delightful property designed to suit modern family living. The house is situated on the upper section of Green Lane which is one of Stanmore's most popular addresses being within walking distance to Stanmore Broadway and Underground Station and is set behind a carriage driveway which provides off road parking for several vehicles, and further benefits from a delightful rear garden which is mainly laid to lawn. This bright and spacious family home also provides additional parking in the single garage.

This family home offers exceptional accommodation throughout, with a well equipped kitchen/breakfast room with separate utility room providing access to the side terrace, a superb principal reception room with an open plan dining area, a further family room, study and guest WC. To the first floor the accommodation provides a principal bedroom suite with an en suite bathroom, an additional bedroom suite, three further bedrooms and a large family bathroom.

- Five Bedrooms
- Spacious Reception Room
- Kitchen/Breakfast Room
- Guests Cloakroom
- Carriage Driveway
- Three Bathrooms - Two En Suite
- Playroom plus Study
- Utility Room
- Integral Garage
- Good Size Garden



## GREEN LANE

Stanmore

Approximate Gross Internal Floor Area  
 2697 sq. ft / 250.60 sq. m (Including Restricted Height Area & Garage)  
 2648 sq. ft / 246 sq. m (Excluding Restricted Height Area & Including Garage)

GREEN LANE

GROUND FLOOR

FIRST FLOOR

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)                                    | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | 81        |
| (69-80)                                     | <b>C</b> | 69                      |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| England, Scotland & Wales                   |          | EU Directive 2002/91/EC |           |