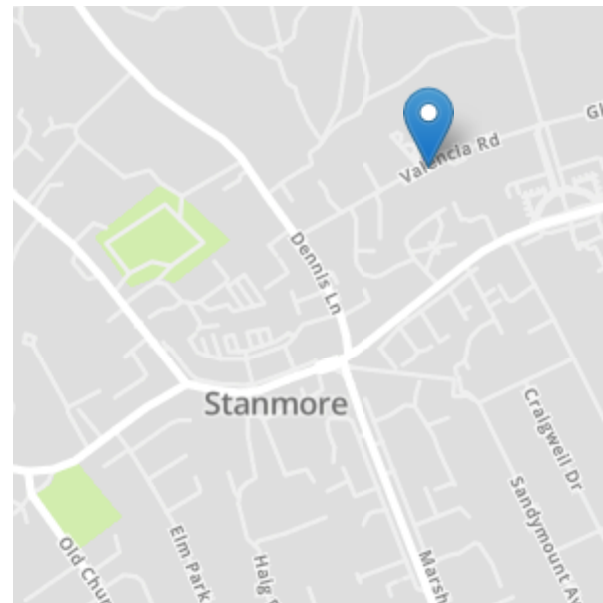


This delightful home is conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the North with Stanmore station (Jubilee line) underground station and the M1, M25 and A41 all located nearby. Sporting and recreational facilities 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.



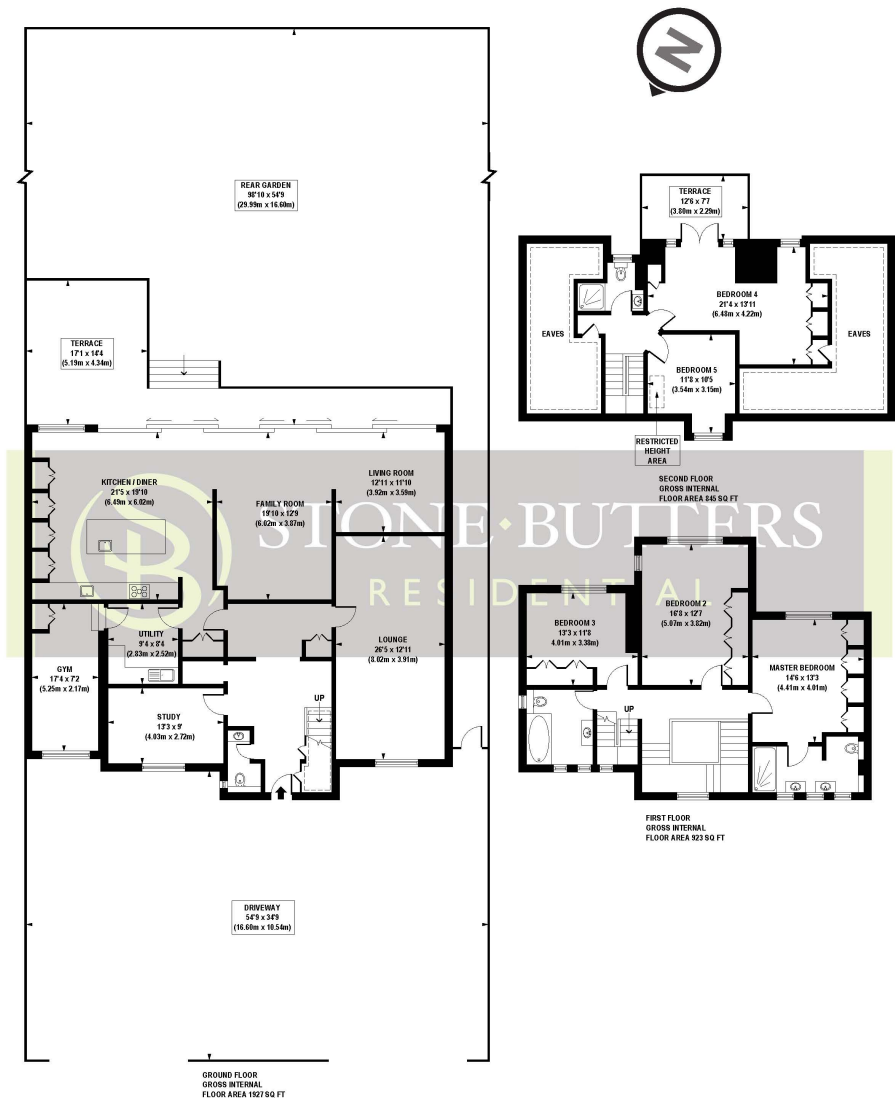
Brackendene Valencia Road, STANMORE, Middlesex. HA7 4JL. £3,200,000 Freehold

Situated in one of the finest locations we are delighted to present this Georgian Style Detached Residence skilfully extended by the present owners creating an enviable living and entertaining space with a superbly equipped kitchen/dining room.

On entering you are greeted by a spacious reception hall with a galleried landing which leads to a formal reception room and study. The superbly equipped kitchen overlooks the rear garden and opens through to further reception areas all overlooking the south facing garden.

There are five double bedrooms and three bathrooms with further scope to enlarge on the first floor plans were previously given permission.

- Superbly Equipped Kitchen/Diner
 - Three Bathrooms (1 en suite)
 - Carriage Driveway
 - Stones Throw to Stanmore Tube
- Five Double Bedrooms
 - Large South Facing Garden
 - Second Floor Terrace
 - Four Reception Rooms



APPROX. GROSS INTERNAL FLOOR AREA 3695 sq. ft / 343.28 sq. m (Including Restricted Height Area & Eaves)
APPROX. GROSS INTERNAL FLOOR AREA 3304 sq. ft / 306.95 sq. m (Excluding Restricted Height Area & Eaves)

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)

