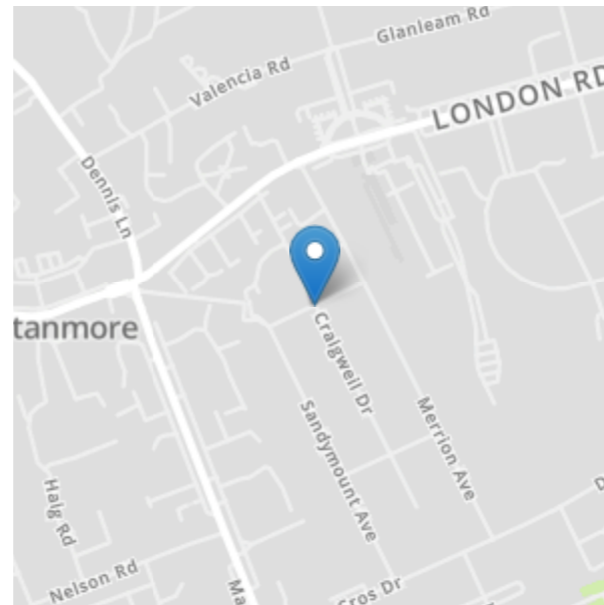


Located within walking distance to excellent local schools, shops on Stanmore Broadway and a stones throw to Stanmore's Jubilee Line station with links into Central London.

The A41, A5, M1 and M25 motorways are also easily accessible.



10 Sandymount Avenue, Stanmore. HA7 4TY. £850,000 Freehold

A Skilfully Extended and Well Presented 4 Bedroom, 2 Bathroom Semi Detached House situated only moments away from Stanmore's Jubilee Line Station and close to excellent local schools.

Modernised approximately 5 years ago the present owners have created an excellent family home by extending 6 metres across the rear, adding a large porch providing storage and converting the loft creating a superb main suite/annex.

There is a good size 80ft rear garden and forecourt parking for numerous cars.

- 4 Good Size Bedrooms
- Guests Cloakroom
- Spacious Kitchen/Family Room
- Part Air Conditioned
- Moment from Stanmore Station
- Internal Viewing Recommended

- 2 Bathrooms (1 Ensuite)
- Large Lounge
- Double Glazed
- Gas Central Heating
- 80ft Rear Garden with Large shed



STONE BUTTERS RESIDENTIAL

APPROX. GROSS INTERNAL FLOOR AREA 2187 sq. ft / 203.20 sq. m (Including Restricted Height Area & Shed)
 APPROX. GROSS INTERNAL FLOOR AREA 1907 sq. ft / 177.20 sq. m (Excluding Restricted Height Area & 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		76	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	