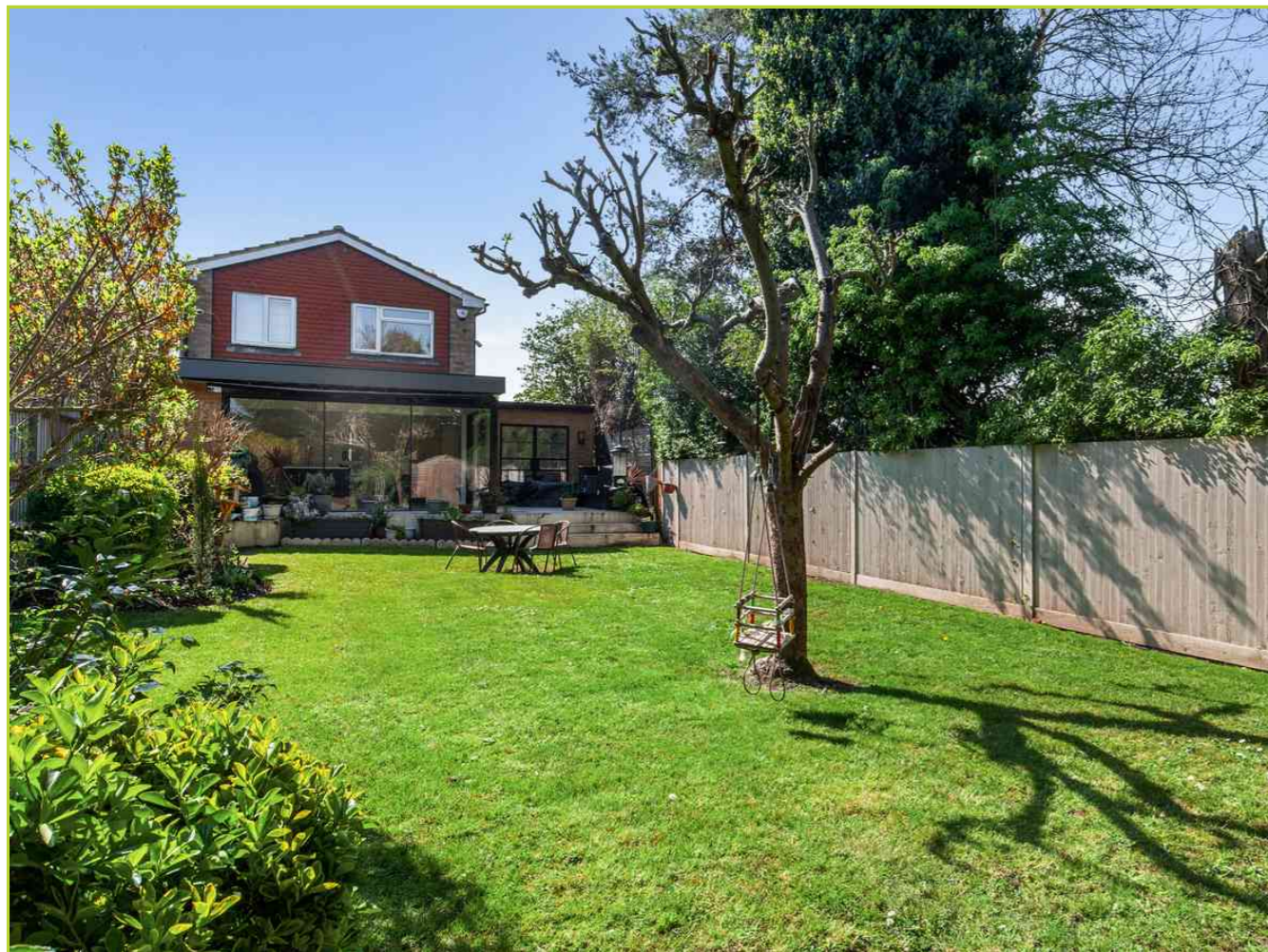
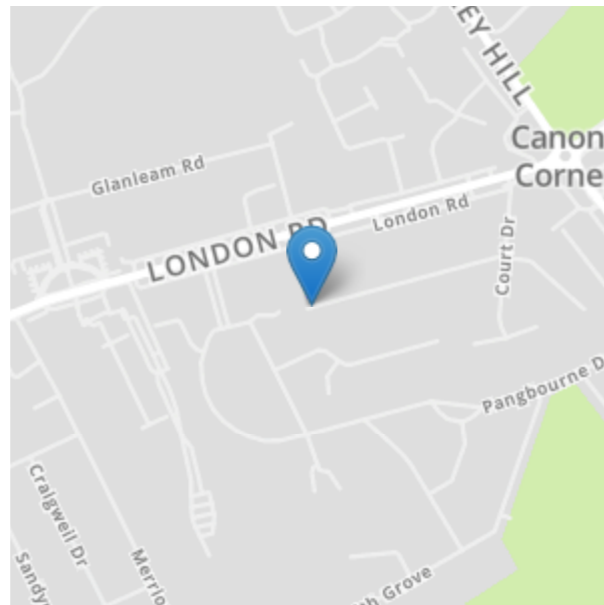


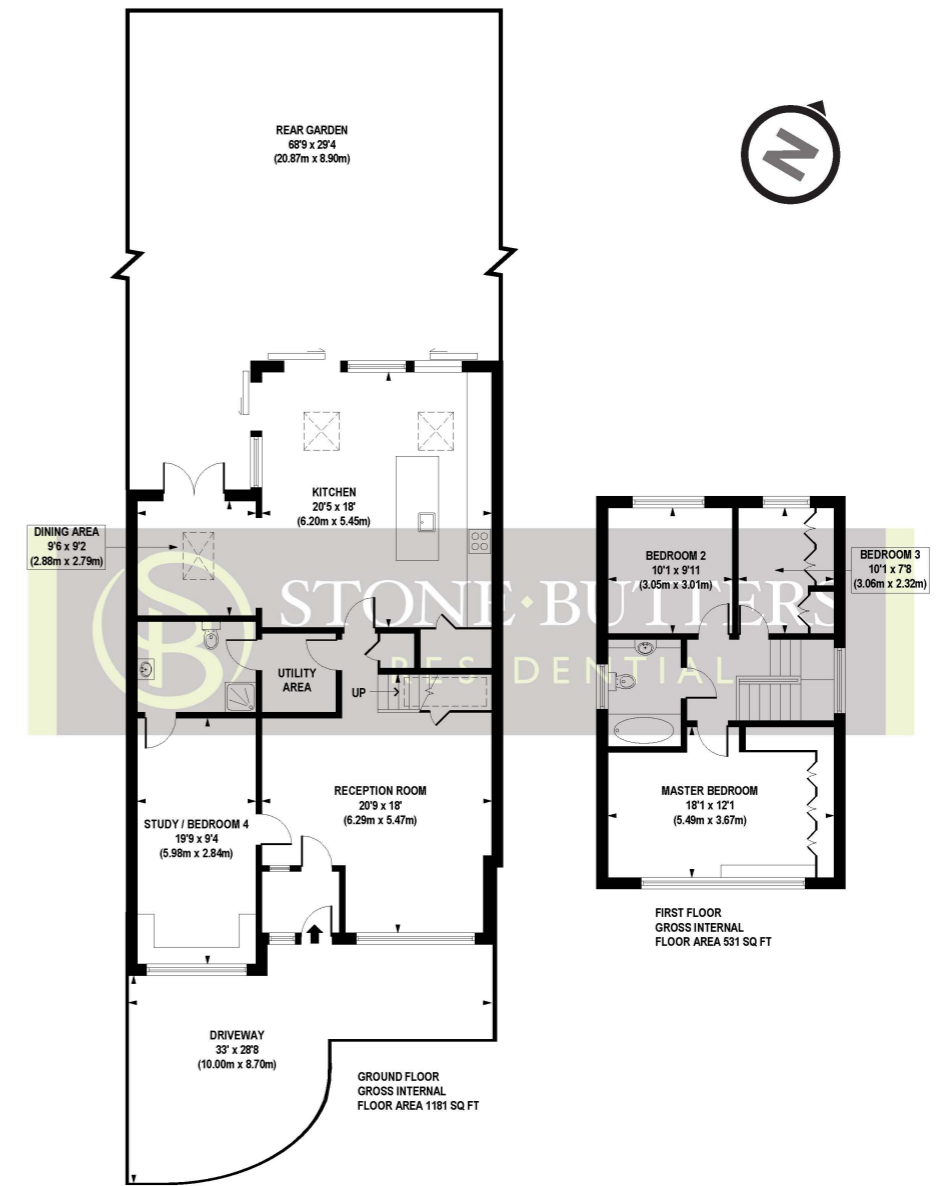
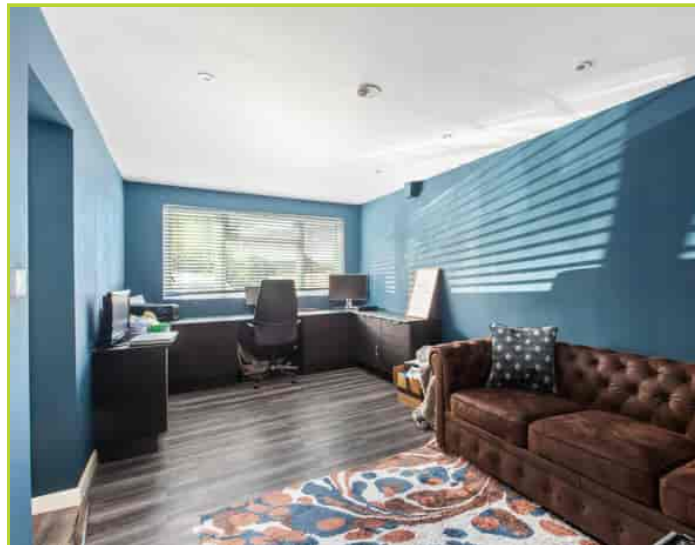
This family home is conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore underground station (Jubilee line) and the M1 motorway at junction 4 approx. three miles away, which connects with the M25 and the 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. The area is renowned for excellent schooling, both state and private with North London Collegiate and Haberdashers Askes.



## 50 Snaresbrook Drive, STANMORE. HA7 4QW. Freehold

An Extended 3/4 Bedroom Detached Bright & Airy Family Home located at the end of this popular and quiet cul-de-sac being a short walk to Stanmore Jubilee line station and little further to shopping amenities. The property has been extended to both the rear and side to create a superb open plan kitchen/dining area with bi fold doors overlooking well stocked gardens. The garage was converted recently to include an extra reception area/bedroom with en-suite facilities. Other benefits include off street parking for 2 cars, utility area, good sized reception room. Internal viewing is highly recommended.

- 3/4 Bedrooms
- Extended Kitchen/Diner
- Off Street Parking 2 Cars
- Quiet Cul De Sac
- Internal Viewing Highly Recommended
- Detached Property
- Two Bathrooms
- Utility Area
- Short Walk To Stanmore Station
- Downstairs Study/4th Bedroom with an En Suite



APPROX. GROSS INTERNAL AREA FLOOR 1712 sq. ft / 159.06 sq. m

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)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	
(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	