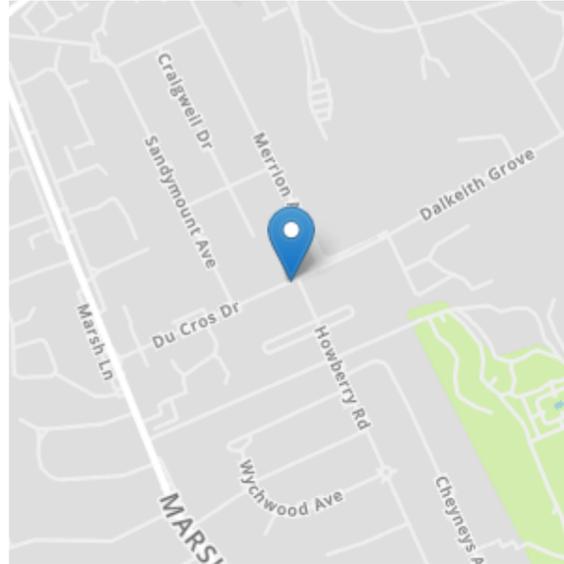


Stanmore & Edgware are a popular suburb in North West London situated 20 minutes from the City centre. Principally a shopping and residential area, it has excellent transport links via both Canons Park Jubilee & Edgware's Northern Line underground station and is ideal for drivers with its easy access to the M1 and M25.

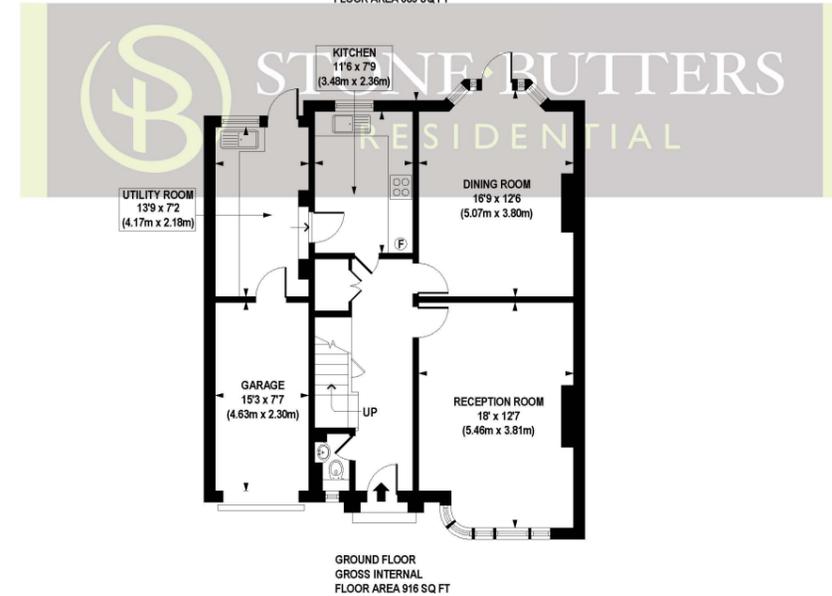
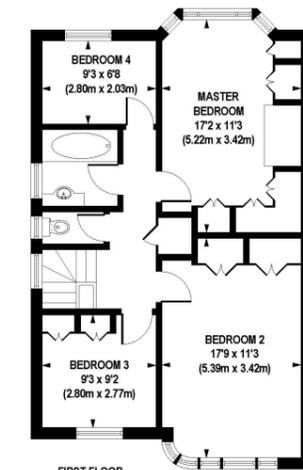


Du Cros Drive, STANMORE. HA7 4TL. Freehold

Bright And Spacious 4 Bedroom Purpose Built Family Home set in this popular location being close to numerous outstanding state and public schools. Offering potential to extend (STPP) to both the side and rear, property has numerous features including two reception rooms, utility room, double glazed windows, guests cloakroom, off street parking for 2 cars, garage with own driveway and well sized rear garden.

- Four Bedroom Family Home
- Double Glazed Windows
- Garage - Own Driveway
- Utility Room

- Potential For Extensions (STPP)
- Guests Cloakroom
- Close Proximity To Canons Park Jubilee Line Station
- Off Street Park For 2 Cars



APPROX. GROSS INTERNAL AREA FLOOR 1604 sq. ft / 149.05 sq. m (Including Garage)
 APPROX. GROSS INTERNAL AREA FLOOR 1478 sq. ft / 137.33 sq. m (Excluding Garage)

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		82
(69-80)	C		
(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	