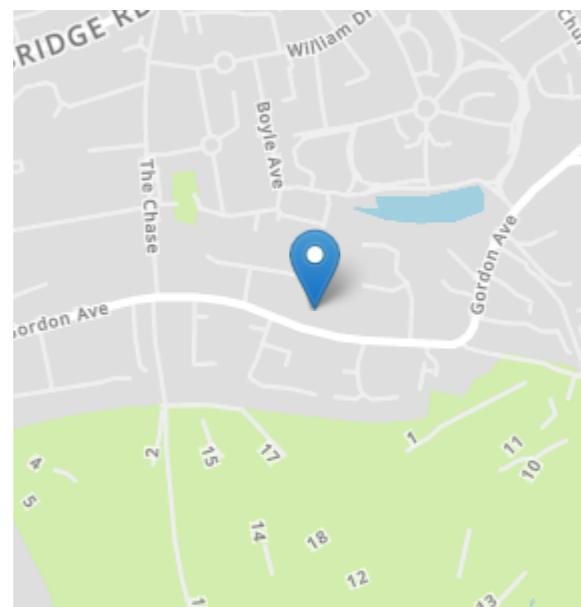


Conveniently located for local amenities and is within minutes' drive of M25, M1, A1, A41, 10 miles to Heathrow airport and 20 minutes to Luton. Stanmore station (Jubilee Line) is within walking distance, with fast access to central London (Bond Street 30 minutes away) and into the City on Metropolitan line. Recreational facilities include Stanmore Golf Club just across the road and David Lloyd Bushey, Hartsbourne Country Club and The Grove close by. North London Collegiate is a short walk away, Haberdashers, St Margaret's and Merchant Taylors are nearby.



Capuchin Close, Stanmore, Middlesex. HA7 3RL. £750,000 Freehold

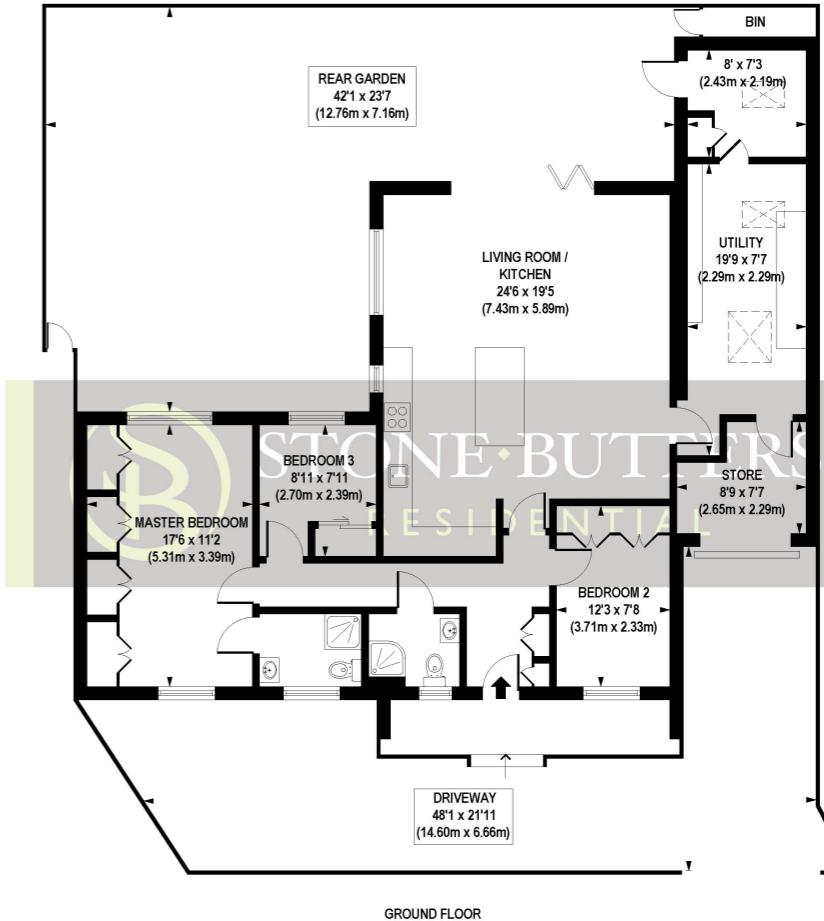
A Beautifully Presented 3 Bedroom, 2 Bathroom Detached Bungalow which in recent years has been the subject of a complete modernisation. Built approximately 40 years ago situated in a peaceful cul de sac off Temple Mead Close which in turn, is off Gordon Avenue.

This property offers open plan living accommodation of approximately 1280sf (118sm) and occupies a secluded position in this much sought after part of Stanmore.

Located within close proximity to Stanmore Golf Course and within walking distance to Stanmore's shopping and transport facilities. Internal viewing is highly recommended for this impeccable, tasteful bungalow.

- Two Shower Rooms (1 En Suite)
- Utility Room
- Well Tended Garden
- Double Glazed

- Luxury Fitted Kitchen
- Spacious Open Plan Lounge/Diner
- Parking for 2 Cars
- Three Bedrooms



APPROX. GROSS INTERNAL FLOOR AREA 1280 sq. ft / 118.96 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.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		82	69
EU Directive 2002/91/EC			