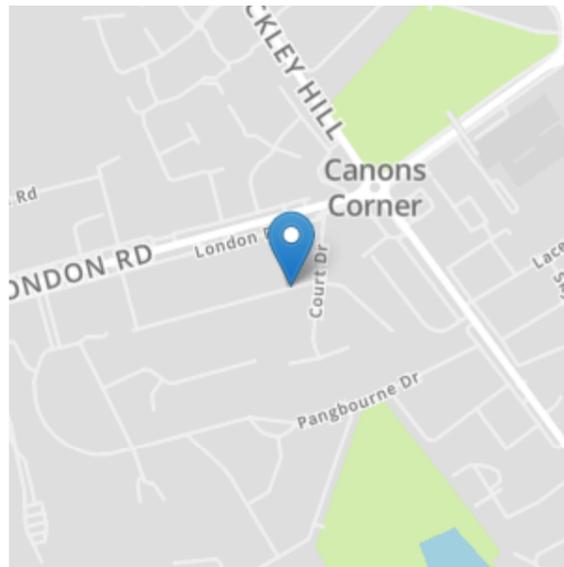


This family home is conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore underground station (Jubilee line) and the M1 motorway at junction 4 approx. three miles away, which connects with the M25 and the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

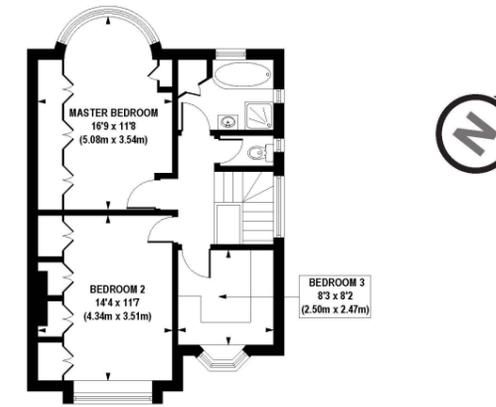


## Snaresbrook Drive, Stanmore. HA7 4QW. Freehold

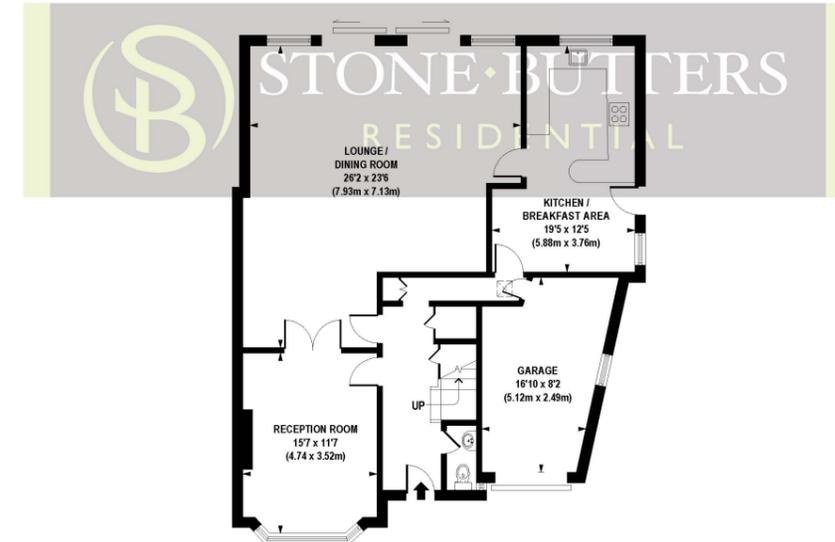
A Spacious Extended Three Bedroom Family Home set on this large plot offering further potential to extend (STPP). Offering bright and airy accommodation, the property benefits from a single storey rear extension creating a beautiful lounge/dining room and kitchen/breakfast area. Other features include a superb well stocked wider than average rear garden, guests cloakroom and double glazed windows. The property is located in this cul-de-sac just off London Road, being a short walk to Stanmore's Jubilee Line train station, transport services and local shops. CHAIN FREE

- Three Bedroom Extended Family Home
- Stunning Mature Garden
- Bright & Airy Throughout
- Chain Free
- Close To Stanmore Station

- Garage - Own Driveway
- Spacious Lounge/Dining Area
- Potential For Further Extension(STPP)
- Garage With Own Driveway



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 570 SQ FT



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1251 SQ FT

APPROX. GROSS INTERNAL AREA FLOOR 1821 sq. ft / 169.16 sq. m (Including Garage)  
APPROX. GROSS INTERNAL AREA FLOOR 1649 sq. ft / 153.21 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)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	65	
(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	