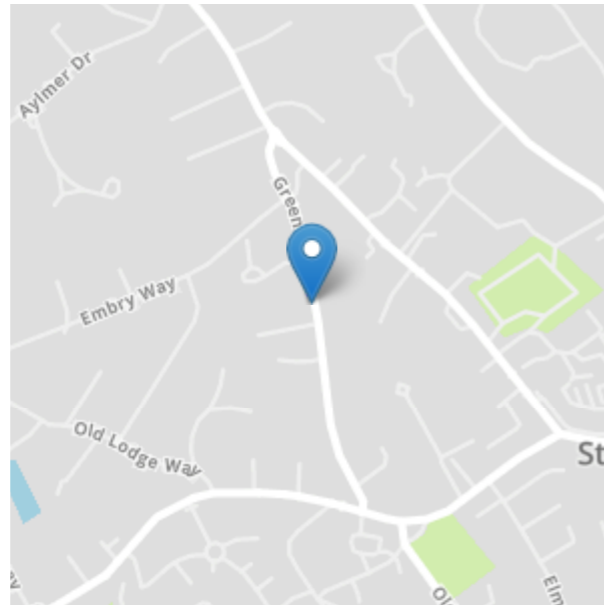


This family home is conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) and the M1, M25 and A41 all located nearby. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore cricket and golf clubs situated particularly close by, together with sailing at Aldenham Country park, and the David Lloyd and Village fitness centres. There are also a number of excellent private and state schools in the vicinity.



**The Coach House Green Lane, Stanmore. HA7 3AF.
£1,150,000 Freehold**

A Character 3 Bedroom, 2 Bathroom Detached Residence, formerly a Coach House, built in the Victorian era and having subsequently been extended to provide a modern and spacious home.

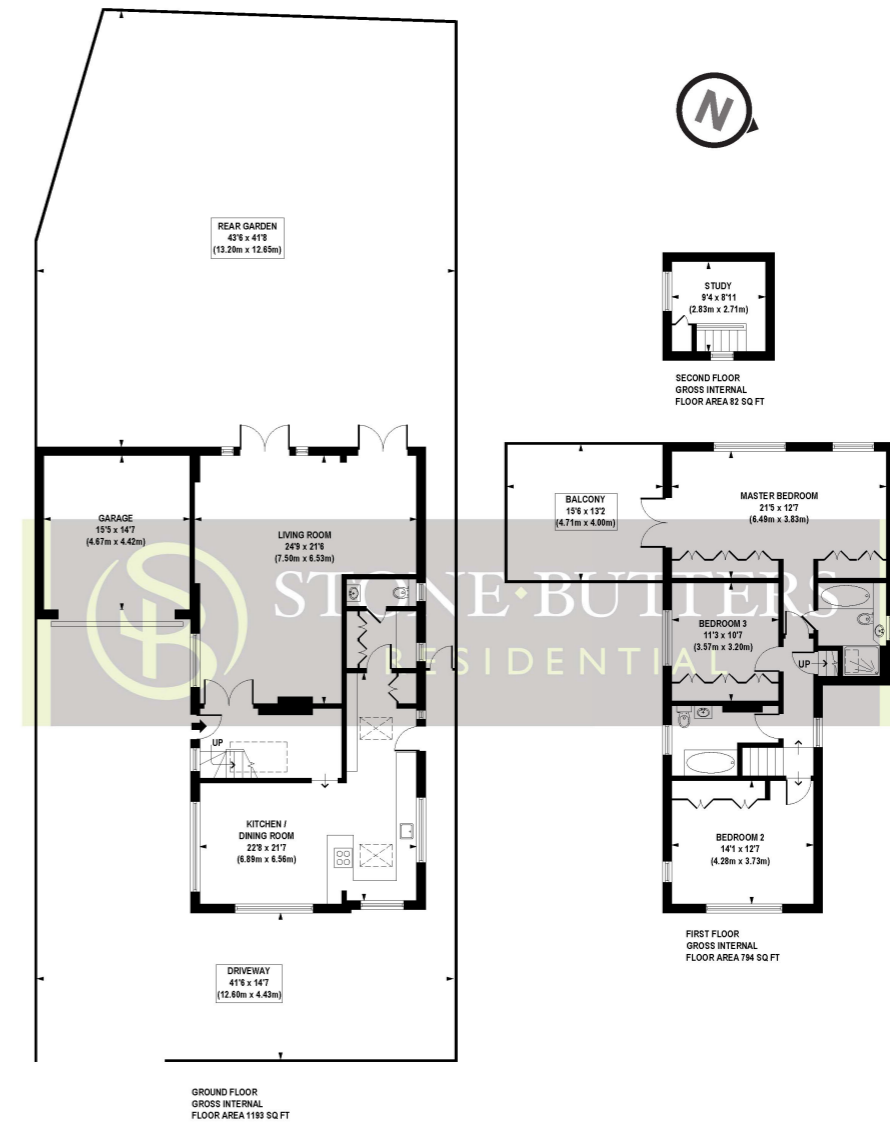
The property boasts generous reception space on the ground floor, consisting of a recently installed kitchen open plan to the dining room and a spacious I/shaped living room, in addition to this there is a guest w/c and utility room. To the first floor the property offers a principal bedroom suite with en-suite bathroom, two further bedrooms and a family bathroom and a study on the second floor.

The south/west rear garden provides ample outdoor space for entertaining, or simply enjoying the sunshine. The frontage offers off street parking for several cars.

The property is situated in the heart of Stanmore in a conservation area, within easy reach of multiple shopping facilities at The Broadway. Stanmore's Jubilee Line tube station is also within reach, as are links to major motorways.

- Luxury Kitchen
- Spacious Lounge
- Three Bedrooms
- South/West Facing Garden
- Forecourt Parking

- Utility Room
- Guests Cloakroom
- Dining Room
- Large Single Garage
- Study



APPROX. GROSS INTERNAL FLOOR AREA 2069 sq. ft / 192.19 sq. m (Including Garage)
APPROX. GROSS INTERNAL FLOOR AREA 1832 sq. ft / 170.16 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.

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		77
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	