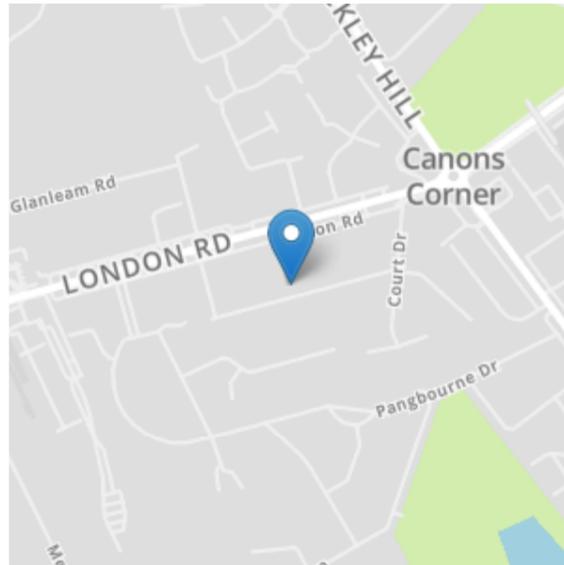


Conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore underground station (Jubilee line) and the M1 motorway at junction 4 approx. three miles away, which connects with the M25 and the main motorway network. As is Heathrow Airport which is within 15 miles. 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, the David Lloyd and Village fitness centres as well as excellent riding and walking in the surrounding countryside.



**Snaresbrook Drive, Stanmore. HA7 4QW.
£900,000 Freehold**

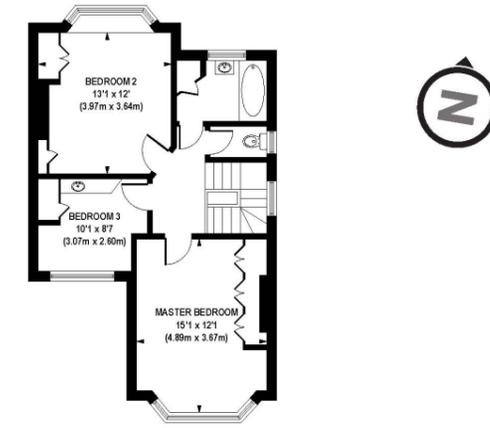
A fine example of a 1930's built 3 bedroom semi detached house offering ample scope for extension, located in a peaceful cul de sac within a short walk to Stanmore's Jubilee Line station and local shops at Canons Corner.

This lovely family home has been immaculately maintained by the present owners and comprises 2 separate reception rooms, a well equipped kitchen and a utility room. To the first floor there 3 good size bedrooms and a bathroom with separate wc.

There is a large rear garden to the rear and scope for further of street parking if required.

- Quiet Cul De Sac
- Two Reception Rooms
- Guest Cloakroom
- Off Street Parking

- Good Size Rear Garden
- Kitchen Plus Utility
- Attached Garage
- Three Bedrooms



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 604 SQ FT



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 811 SQ FT

APPROX. GROSS INTERNAL AREA FLOOR 1416 sq. ft / 131.52 sq. m (Including Garage)
APPROX. GROSS INTERNAL AREA FLOOR 1286 sq. ft / 119.46 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		87
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	