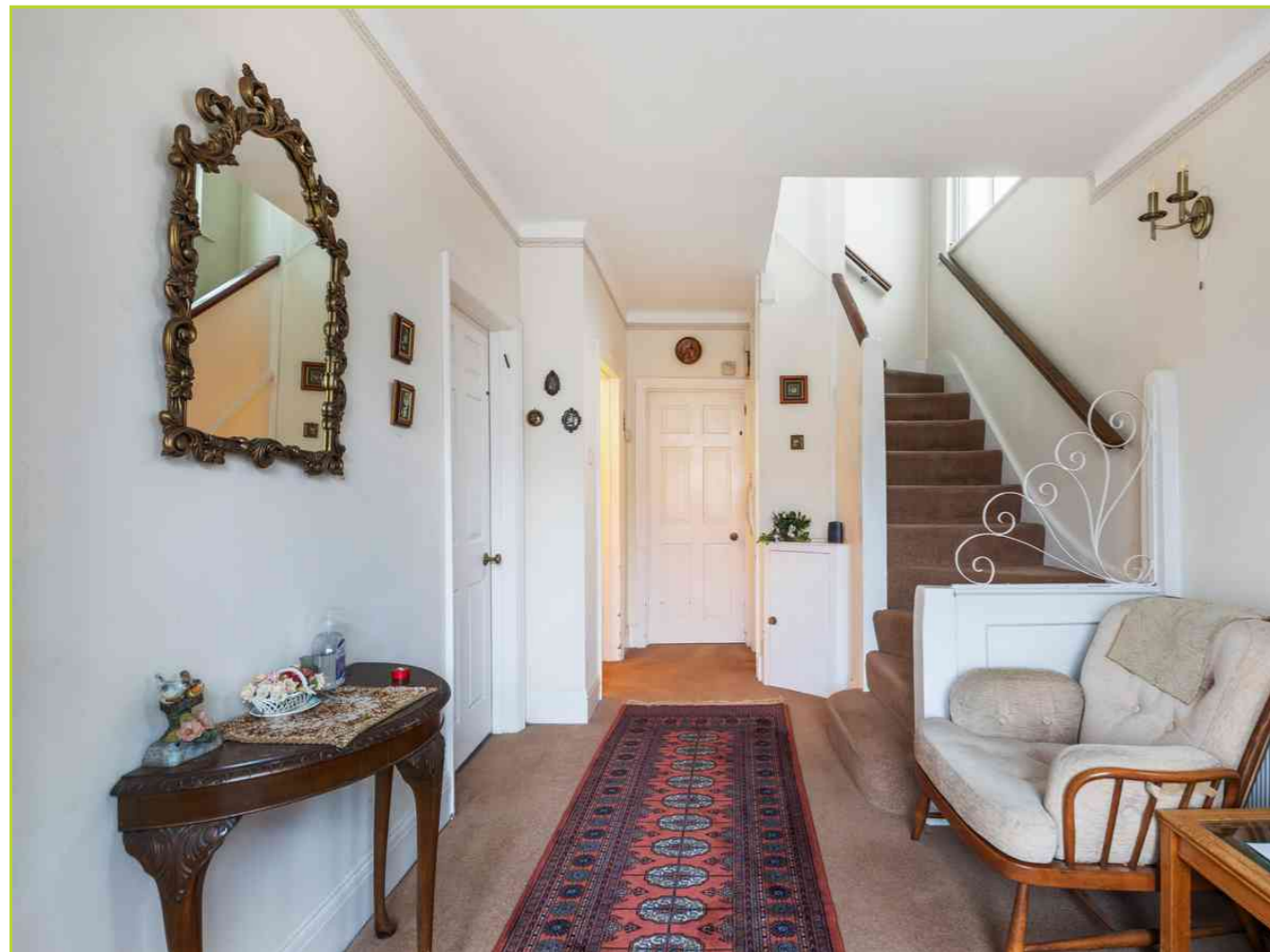
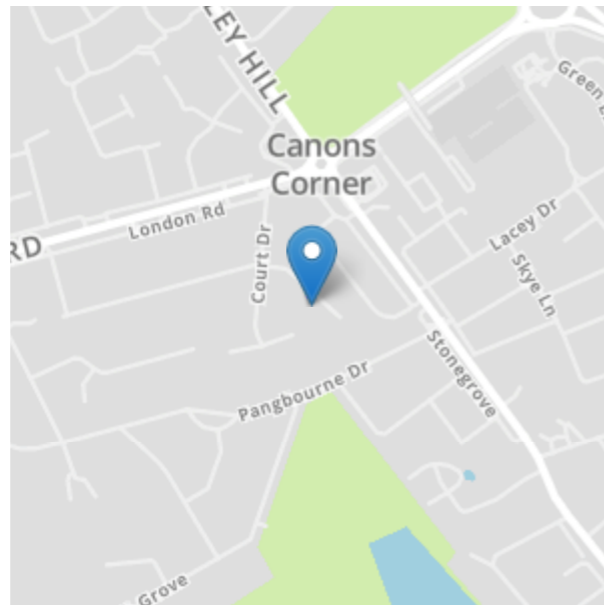


The Spinney is ideally positioned to provide easy access to the local amenities of Canons Corner and Stanmore Broadway. Stanmore Underground Station is mere moments away and provides direct access via the Jubilee Line into the West End and Docklands. Schools, places of worship and recreational facilities are well catered for in the surrounding area.



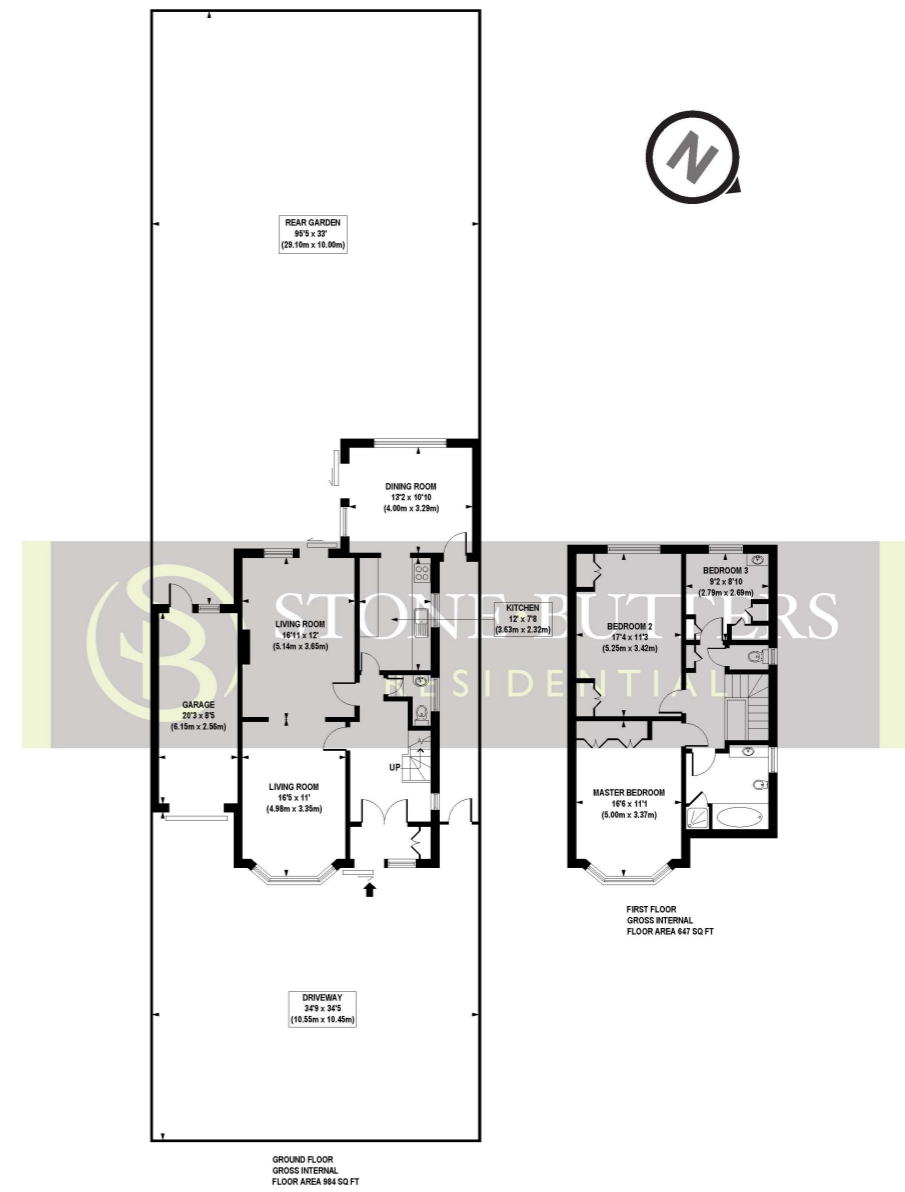
The Spinney, Stanmore. HA7 4QJ. £850,000 Freehold

A Three Bedroom Detached Property benefiting from a small rear extension located in this quiet cul-de-sac, offering an exciting opportunity for further scope to extend creating a larger family home (STPP).

Situated close to Stanmore's Jubilee line station, excellent local schools and local shopping facilities, the property is in need of some modernisation. With a rear garden measuring almost 95', garage with off street parking for numerous cars this property is offered CHAIN FREE.

- 95ft Rear Garden
- Kitchen & Dining Area
- Attached Garage
- Off Street Parking

- Through Lounge/Dining Room
- Guest Cloakroom
- Bathroom - Separate WC
- No Chain



APPROX. GROSS INTERNAL FLOOR AREA 1631 sq. ft / 151.54 sq. m (Including Garage)
 APPROX. GROSS INTERNAL FLOOR AREA 1452 sq. ft / 134.86 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	