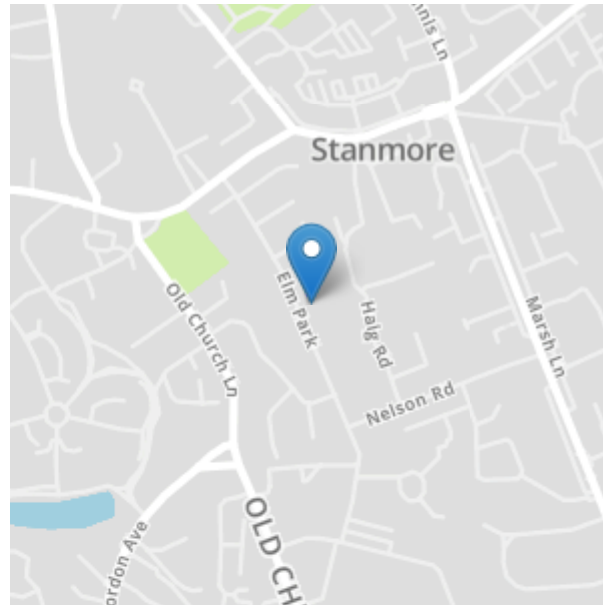


The property is very conveniently located within a short walk of Stanmore underground (Jubilee line) and mainline stations, providing excellent cross-London links, and a local Sainsbury superstore, again, just a few minutes walk away. The Broadway is also close-by offering a variety of shops, restaurants and amenities, and the pleasant open spaces of Bernays Gardens, Bentley Priory, and Stanmore Country Park are all within easy access. The property also falls within the catchment for a selection of well-respected local schools, making this an ideal location for this lovely family home.

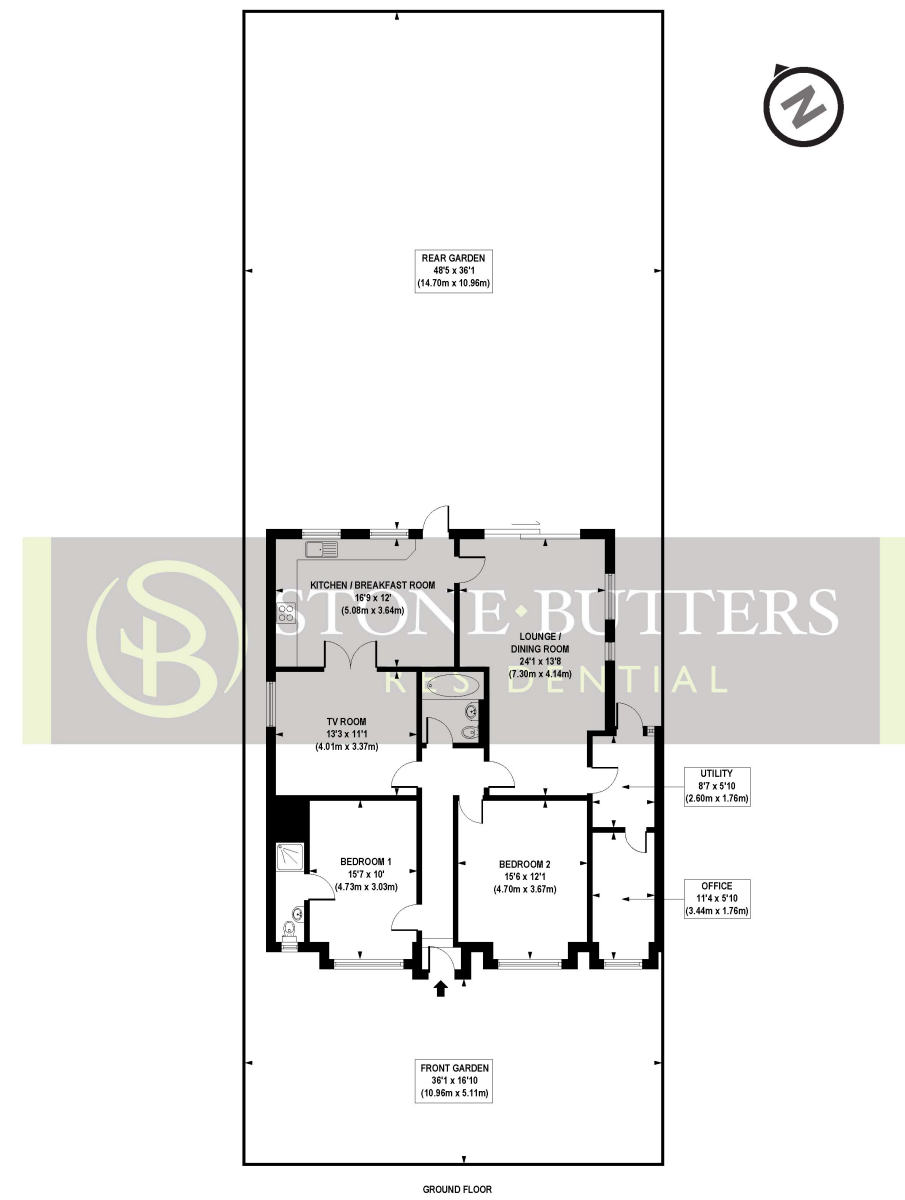


**Elm Park, Stanmore. HA7 4AU.
£795,000 Freehold**

A Detached Bungalow in the heart of Stanmore. An Extended Two/Three Bedroom Detached Bungalow situated in the heart of Stanmore just few minutes' walk to Stanmore Broadway with multiple restaurants, cafes, shops and a little further to Stanmore station. The property comprises of a lounge/dining room, separate tv room and a well-equipped kitchen/breakfast room, two double bedrooms (1 en suite) and family bathroom. There is a study/third bedroom and ample storage. This property further benefits from own driveway for 3 cars and large garden with patio area. The property would make an ideal home for downsizing couples as well as growing families as the property is located close to outstanding schools such as North London Collegiate and Avanti House Schools.

- Two Double Bedrooms
- En Suite Shower Room
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Good Size Garden

- Study/Bedroom 3
- Bathroom
- TV Room
- Utility Room
- Forecourt Parking



APPROX. GROSS INTERNAL FLOOR AREA 1285 sq. ft / 119.41 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.



(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		81
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	34	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	