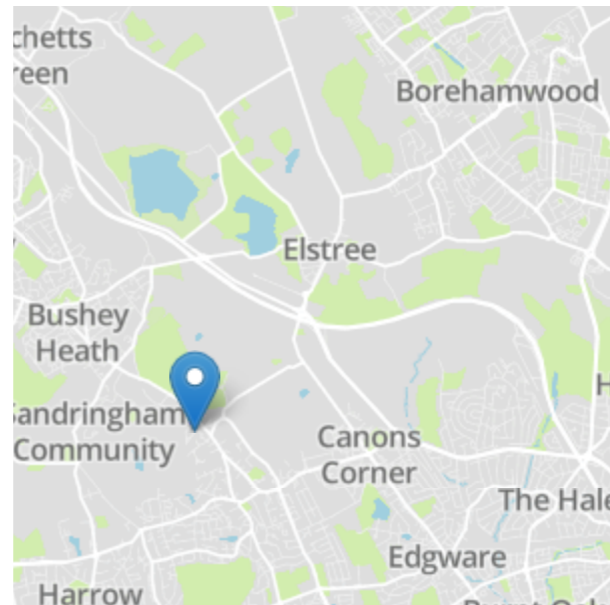


Located in this tranquil turning off of Stanmore Hill, this attractive and beautifully positioned family home is conveniently located for all of the local amenities of Stanmore and offers excellent transport facilities with links to London and the north with Stanmore (Jubilee Line) situated within walking distance. The M1, M25 motorways 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 the David Lloyd and Village fitness centres. There are a number of excellent private and state schools in the vicinity including Haberdashes, North London Collegiate and Merchant Tavlors.



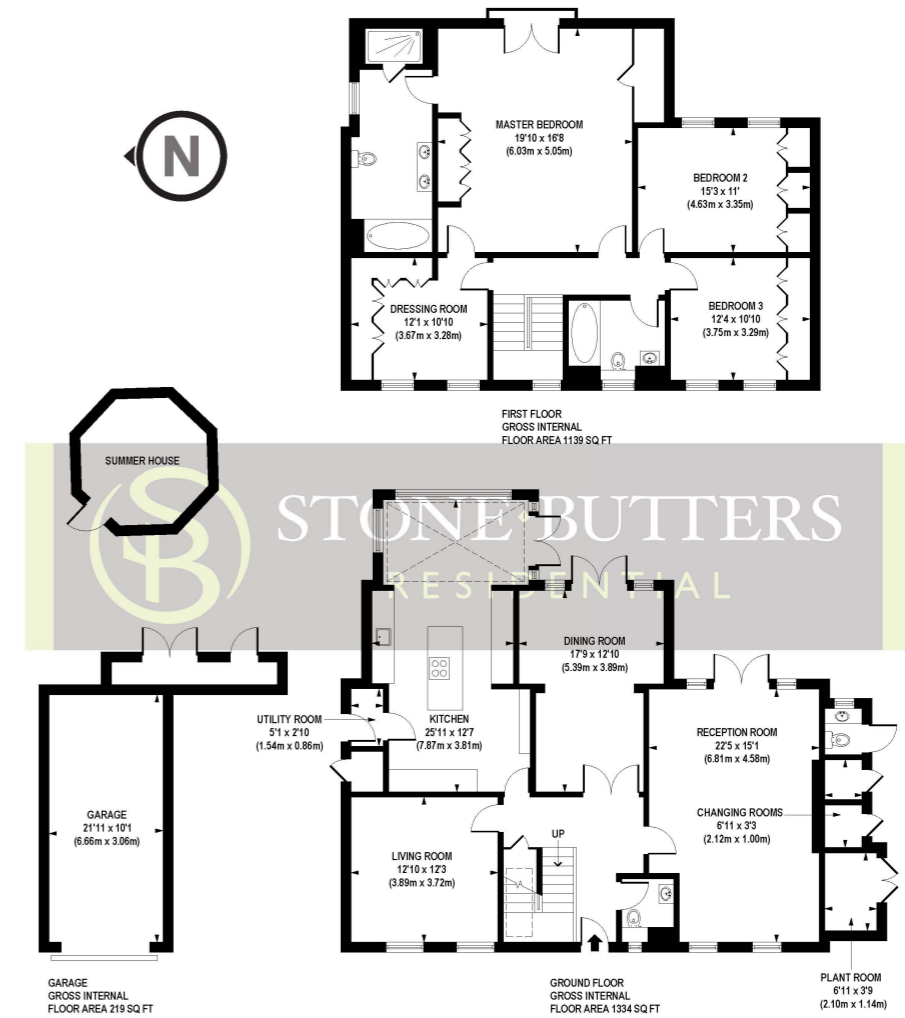
**Fallowfield, Stanmore, Middlesex. HA7 3DF.
£2,000,000 Freehold**

A Double Fronted Detached Residence set behind a sweeping drive in a prime location off Stanmore Hill.

The property has been skilfully extended to create a fine home with 4 Bedrooms (currently used as 3) with 2 bathrooms. The ground floor offers 3 separate reception rooms plus a large well equipped kitchen/diner overlooking a picturesque landscaped garden.

The landscaped garden is well secluded and has a heated swimming pool plus a summer house with a fine expanse of lawn. The driveway has parking for numerous cars and there is a large single detached garage.

- Dual Aspect Lounge
- TV Room
- Heated Swimming Pool
- Forecourt Parking
- Part Air Conditioning
- Separate Dining Room
- Luxury Kitchen/Breakfast Room
- Landscaped Gardens
- Single Garage



APPROX. GROSS INTERNAL FLOOR AREA 2692 sq. ft / 250.14 sq. m (Including Garage & Excluding Summer House)
 APPROX. GROSS INTERNAL FLOOR AREA 2473 sq. ft / 229.76 sq. m (Excluding Garage & Summer House)

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		
(69-80)	C		80
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	