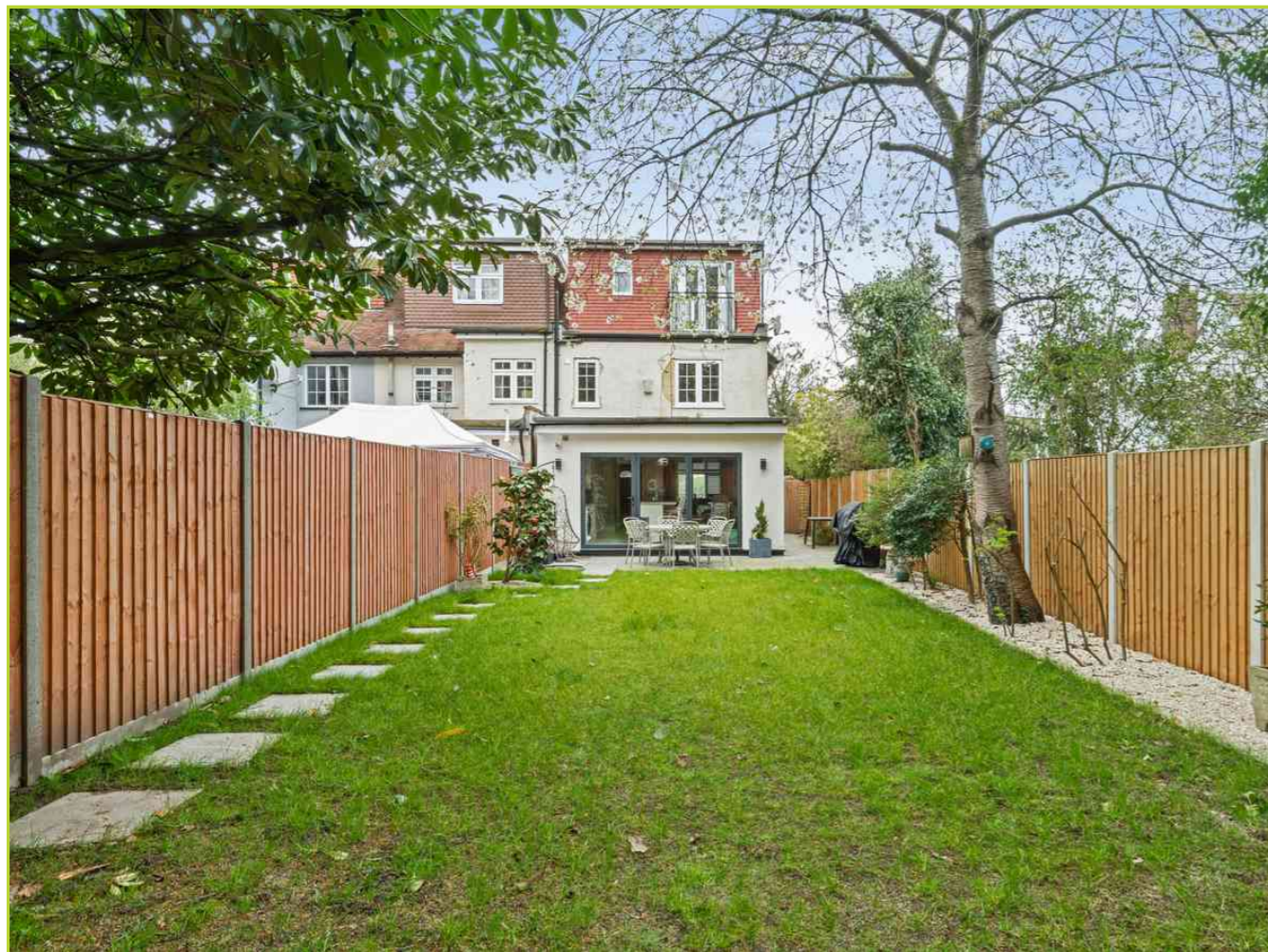
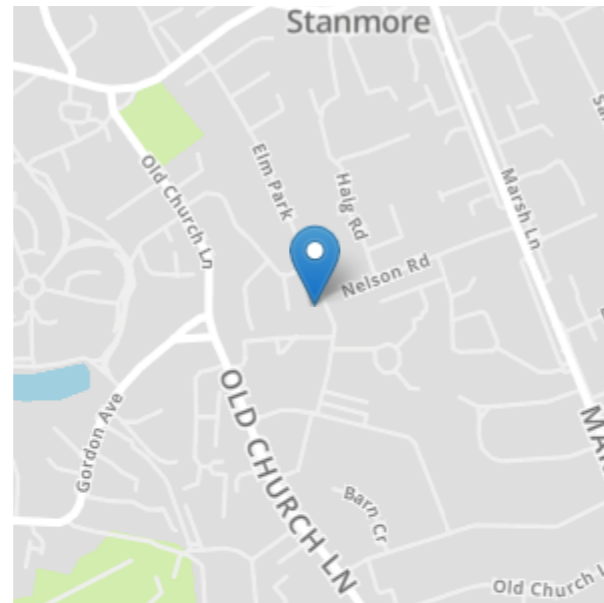


Conveniently located for all of the local amenities of Stanmore offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station and the M1, M25 and A41 all located nearby.

Sporting and recreational facilities are incredibly well catered for in the area with Stanmore golf club 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 Haberdashers Askes, North London Collegiate and St Margaret's.

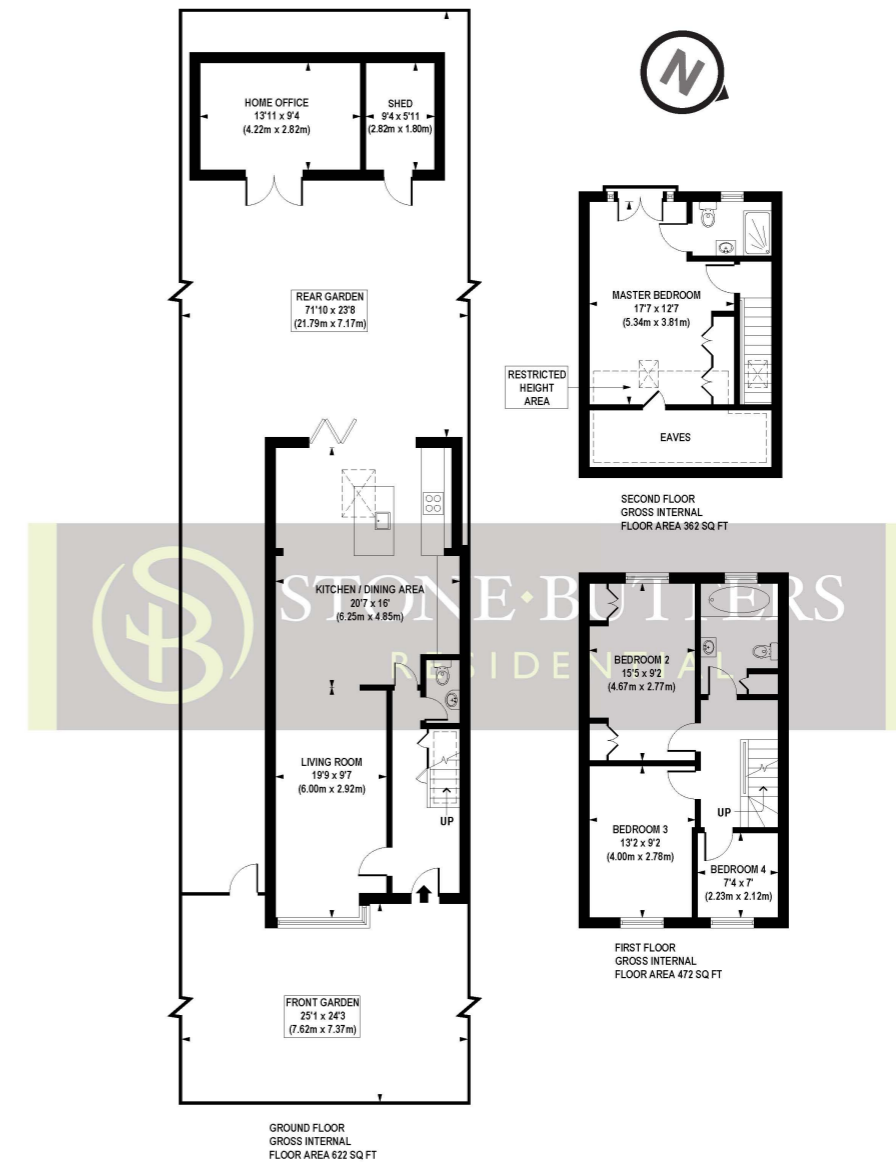


## Elm Park, Stanmore. HA7 4BQ. Freehold

An Extended 4 Bedroom 2 Bathroom family Home, offering bright & spacious accommodation throughout in this prime location. The property has been extended to rear to incorporate a luxury kitchen/dining area with modern open plan living. Additional loft extension with a generous sized bedroom and bathroom adds great accommodation to this 'cottage' style property. The garden has been recently landscaped and incorporates a garden room ideal for a home office, gym or playroom. With off street parking for 2 cars the house is located a short walk to Stanmore's shopping & transport facilities. Internal Viewing Highly Recommended.

- 4 Bedrooms 2 Bathrooms
- Home Office/Studio Room Garden Room
- Loft Room With En-Suite Bathroom
- Short Walk To Stanmore's Amenities

- Ideal Family Living Accommodation
- Stunning Kitchen/Dining Area
- Landscaped Rear Garden
- Internal Viewing Highly Recommended



APPROX. GROSS INTERNAL FLOOR AREA 1643 sq. ft / 152.66 sq. m (Including Restricted Height Area, Eaves, Office & Shed)  
 APPROX. GROSS INTERNAL FLOOR AREA 1332 sq. ft / 123.78 sq. m (Excluding Restricted Height Area, Eaves, Office & Shed)

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.

**CPCREATIVE**  
PROPERTY MARKETING

(Floor plans are not to scale and measurements are given for guidance only)