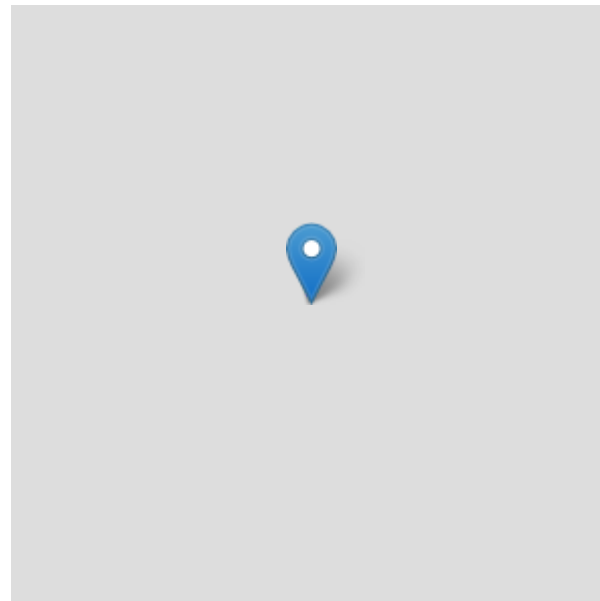


Old Lodge Way leads to Bentley Priory Nature Reserve and is conveniently located for all the local amenities of Stanmore, offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station only 1.3 miles away and the A41, M1 and M25 all located nearby.

Sporting and recreational facilities are incredibly well catered for in the area with Stanmore Golf Club, Hartsbourne Country Club and The Grove all situated particularly close by, together with the renowned David Lloyd and Village fitness centres. There are several excellent private and state schools in the vicinity including North London



## 6 Old Lodge Way, Stanmore. HA7 3AR. £1,395,000 Freehold

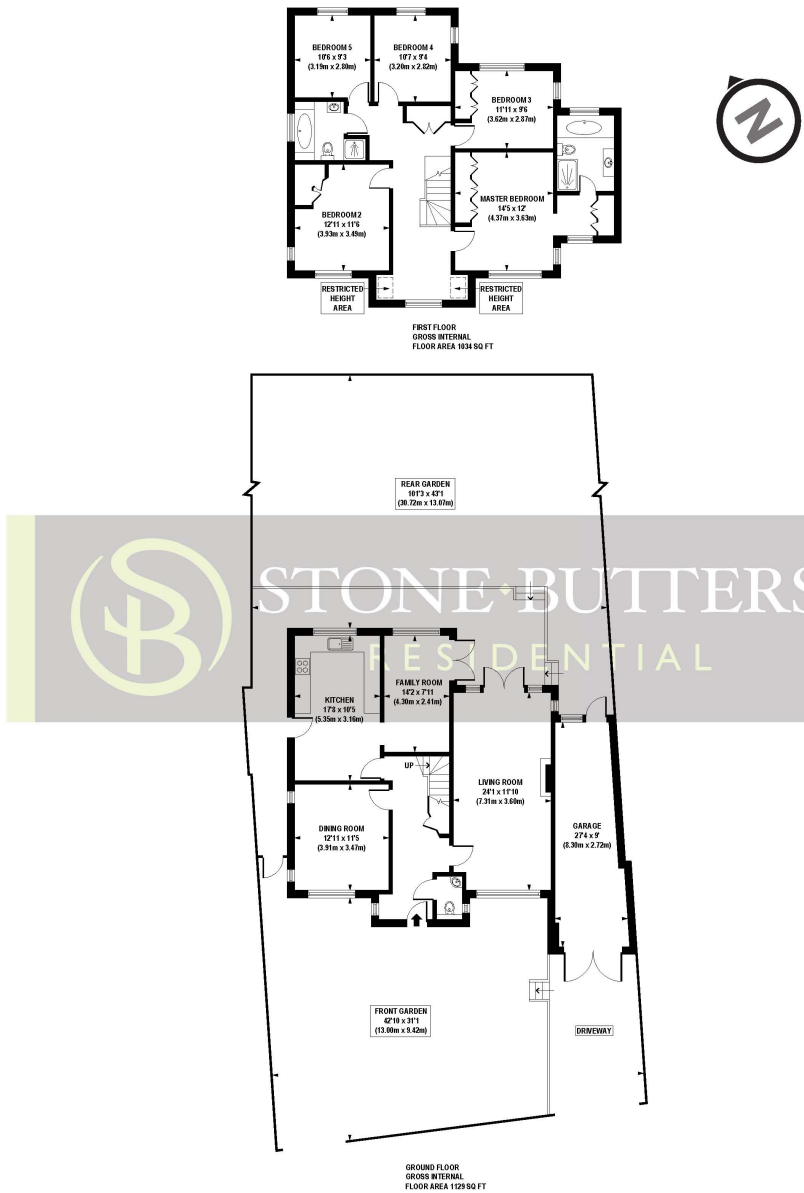
A Double Fronted Character House situated on the Old Lodge Way Estate.

This delightful family home extends to 2,205sq.ft. and offers planning permission for further extension and redevelopment. The ground floor provides two bay fronted reception rooms, the first being a dual aspect dining room and the second a triple aspect sitting room that spans front to back and offers views of both the front and rear gardens. The kitchen breakfast room is situated at the rear of the house with views of the rear garden and leads into a family room that opens onto the garden, and a guest WC is off the entrance hall. The first floor provides a well-proportioned principal bedroom suite with dressing area and en-suite bathroom, with four further bedrooms sharing the family bathroom.

The mature rear garden is circa 100ft offering complete privacy with fully stocked borders of various trees and shrubs, well-tended lawns and a full width patio for entertaining. To the front of the property is a mature paved cottage style garden with high hedges affording privacy, with a driveway providing off street parking and access to the garage.



- Five Bedrooms
  - Good Size Rear Garden
  - Planning Granted For Enlargement
  - Short Walk to Bentley Priory
- Two Bathrooms
  - Attached Garage
  - Three Reception Rooms
  - Guests Cloakroom



APPROX. GROSS INTERNAL FLOOR AREA 2163 sq. ft / 200.99 sq. m (Including Restricted Height Area & Garage)  
APPROX. GROSS INTERNAL FLOOR AREA 1929 sq. ft / 179.25 sq. m (Including Restricted Height Area & 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.

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PROPERTY MARKETING

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

