



Old Forge Close, Stanmore  
Middlesex, HA7



# A superb family home that is flooded with light

**Preston Bennett**

*In association with Hamptons International*

37-41 Church Road, Stanmore, Middlesex, HA7 4AA

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4 to 6 Bedrooms | 3 to 5 Reception Rooms | 3 Bathrooms | Large open plan family kitchen | Separate utility room | Superb size master bedroom suite | Study area | Driveway for several cars | South facing garden | Excellent transport facilities

**Asking Price £1,500,000 Freehold**

## Description

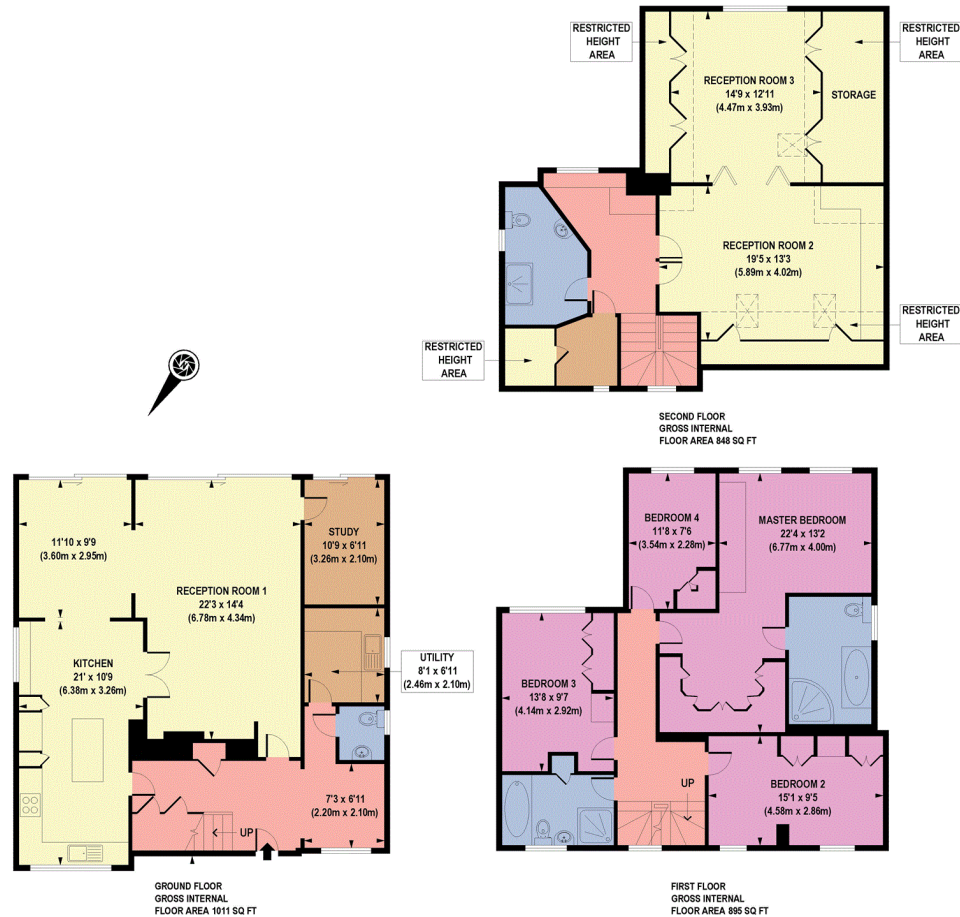
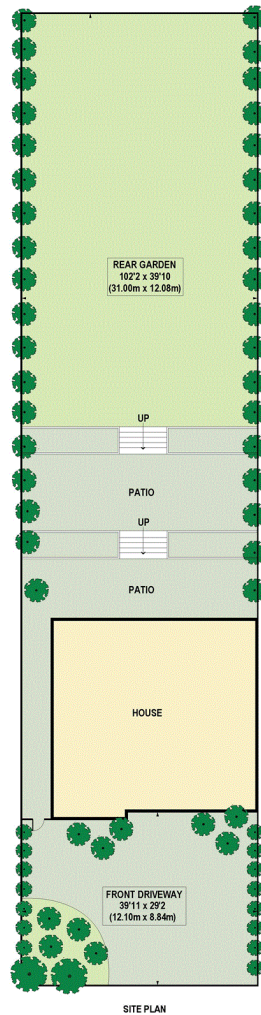
Situated on a small private turning on the west side of Stanmore Hill stands this stunning 4/6 bedroom, 3 bathroom detached family home. The ground floor benefits from a large open plan family area connected to a contemporary kitchen/breakfast/family room and a further reception area, both of which open onto the terrace and lawned south facing garden. Further ground floor accommodation comprises a guest W.C and separate utility room. The first floor is made up of a superb size master bedroom suite, 3 further bedrooms and a family bathroom. An additional level of accommodation has been added to the second floor, which provides the flexibility of two double bedrooms or two further reception/family areas, together with a modern family bathroom and study area. The rear of the house has stunning southerly views towards London parallel to Stanmore Hill, with large windows that fill the house with light. The property boasts a substantial driveway which provides parking for several vehicles and to the rear a charming south facing garden 102' which is mainly laid to lawn. The ground floor could be extended (STPP)

## Location

Old Forge Close is ideally situated off of Stanmore Hill with the facilities of Stanmore and Watford Town Centres located close by. Stanmore offers excellent transport facilities with links to London and the north with both the M1, M25 and A41 all located nearby. Stanmore station is located within one mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 2754 sq. ft / 255.84 sq. m  
(Including Restricted Height Area & Storage)

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.

**CP CREATIVE**  
PROPERTY MARKETING

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



