



Pynnacles Close, Stanmore  
Middlesex, HA7

PRESTON  
BENNETT



In association with  
HAMPTONS  
INTERNATIONAL

FINE HOMES



# Five bedroom detached property with indoor swimming pool

Open Plan Kitchen/Breakfast Room With Family Area and Conservatory | Two Further Reception Rooms | 42' Indoor Pool With Gym Area | Master Bedroom With Dressing Room and En-Suite Bathroom | Four Further Bedrooms (One Self Contained Annexe)

**Guide Price £3,250,000 Freehold**

## Description

Set behind a private walled garden and a substantial carriage driveway, is this exceptional low built detached residence located in this enviable Stanmore location. Providing 7,168sq ft (665.9sq m) of versatile lateral accommodation with the principal living space arranged predominantly over two floors, the house is presented in excellent condition throughout and provides contemporary space ideal for entertaining and family living.

The house has a magnificent double volume galleried reception hall with dynamic views over the garden, a superb family kitchen and breakfast room which is open plan to the principal family room and orangery which all overlook the magnificent 126' rear garden, pool room, fitness area and changing facilities. Further features include an additional reception room, dining room, second floor cinema room, principal bedroom suite, a second bedroom suite with an additional external staircase, bathroom and kitchen (this suite creates a self contained annexe), three further bedrooms, family bathroom and three guest W.C's

## Outside

A substantial terrace, a purpose built barbeque area and an integral double garage with rear access to the house.

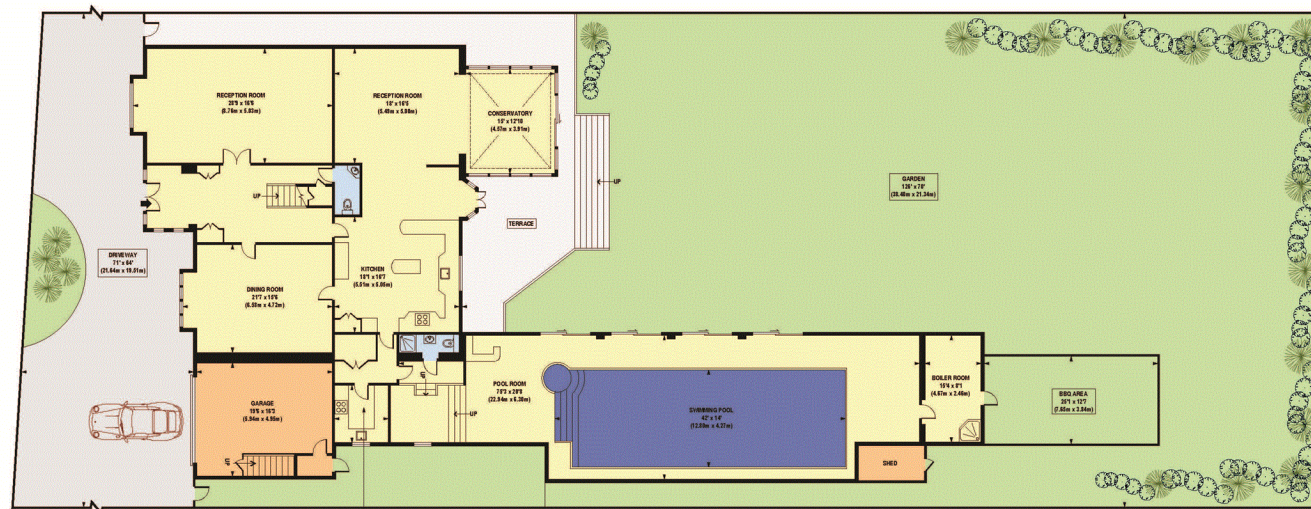
## Location

Stanmore enjoys a unique cosmopolitan population and Pinnacles Close is located just minutes from a vibrant

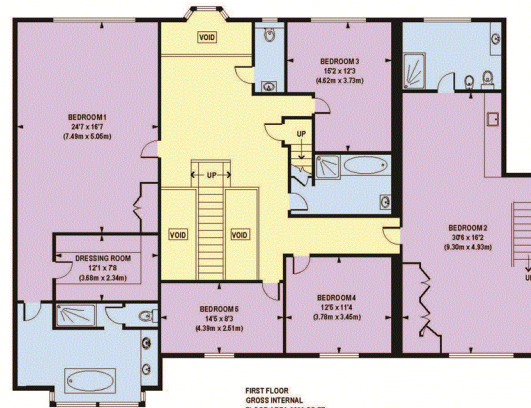
mix of thriving cafes, restaurants, boutiques and independent shops. Whilst only a short walk to the open expanse of Bentley Priory and Stanmore Common. Central London is just half an hour away via Stanmore Underground Station (Jubilee Line). Also located close by is the A41, M1 and M25 motorways and in addition, the property is easily accessible to some of the area's finest private and state schools.



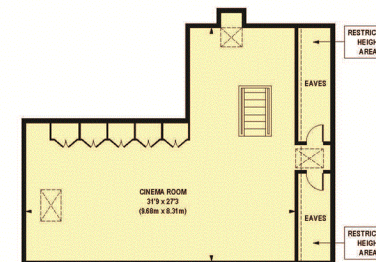
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 1531 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 2282 SQ FT



SECOND FLOOR  
GROSS INTERNAL  
FLOOR AREA 688 SQ FT

APPROX GROSS INTERNAL AREA 7168 sq ft / 665.9 sqm  
(INCLUDING GARAGE, VOIDS AND SHED, EXCLUDING EAVES 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.

**CPI 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.



