

Bush Grove, Stanmore  
HA7

PRESTON  
BENNETT



In association with  
HAMPTONS  
INTERNATIONAL

RESIDENTIAL



# A three bedroom semi detached family home

**Preston Bennett**

*In association with Hamptons International*

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Master Bedroom With Fitted Wardrobes | Bedroom Two With Fitted Wardrobes | Bedroom Three | Family Bathroom | Through Lounge | Kitchen Breakfast Room | Downstairs WC | Garage | Private Rear Garden

**Asking Price £650,000 Freehold**

## Description

A three bedroom extended semi detached family home set in this highly desirable location in Stanmore.

## Outside

You will find parking for up to five cars on the driveway. The garden has a patio area leading to the lawn area with mature shrubs running along the borders.

## Location

Stanmore is a leafy, tranquil suburb in North-West London situated between Edgware and Bushey. The last stop on the Jubilee line, a journey to Bond Street from Stanmore takes 31 minutes.

As an area Stanmore boasts an abundance of greenery, charming commons and acres of Green Belt. It is one of North West London's most desirable areas due to its boutique cafes, shopping facilities, and location to prominent state and private schools which include Haberdashers' Aske's, North London Collegiate, St. Margaret's, and Stanmore College.

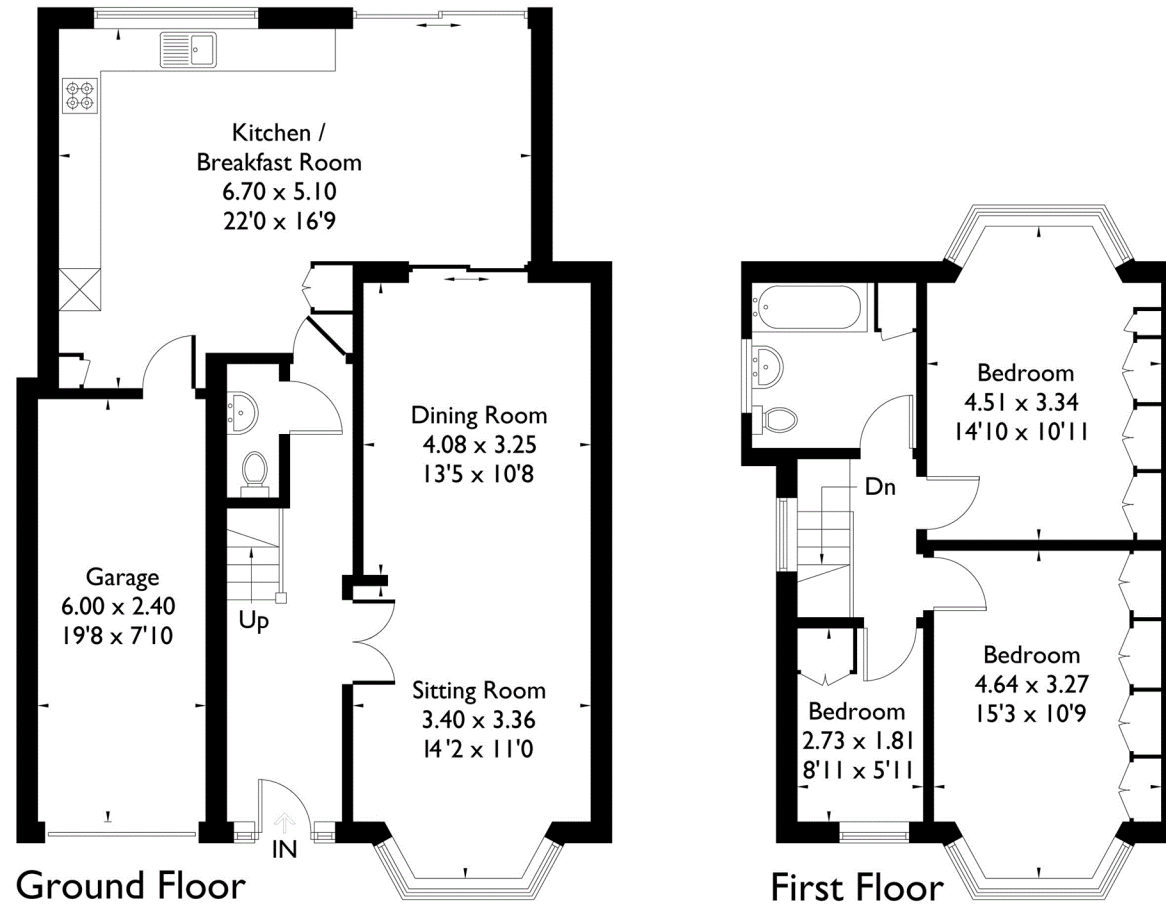
The suburb is also home to the Royal National Orthopaedic Hospital (RNOH), which is highly renowned for its spinal unit.



| 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>                            |                         | 74        |
| (55-68) <b>D</b>                            | 55                      |           |
| (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 |           |

## Bush Grove, Stanmore

Approximate Gross Internal Area = 114.2 sq m / 1229 sq ft  
Garage = 14.4 sq m / 155 sq ft  
Total = 128.6 sq m / 1384 sq ft



FLOORPLANZ © 2015 0845 6344080 Ref: 154378

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**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.



