

Myddleton Close, Stanmore, HA7



FOR SALE £1,100,000. FREEHOLD

This idyllic detached five-bedroom property is nestled away behind a private gated community of the sought-after Bentley Grove development in a leafy area of Stanmore. The cosy family home is set in a private cul-de-sac providing complete privacy and security. This is a rare opportunity to reside in this exclusive development for a growing family to immediately move in to.

This well-maintained property has a driveway (parking for 1 car) and a double garage. The property has on the ground floor a spacious, bright, front reception dining room with a fireplace, a well-proportioned open plan lounge and generously sized modern fitted kitchen and diner, separate utility room, a bedroom / study and guest washroom. On the first floor are four good sized bedrooms with one en-suite, separate bathroom/WC and a large rear garden with manicured lawn. The property also has CCTV for additional security.

There is also an opportunity to extend the property from rear and a potential for a loft conversion (STPP).

- Idyllic Detached Property in a Cul-De-Sac
- Gated Community
- Choice of Good Schools
- Driveway & Double Garage
- Five Bedrooms
- Two Bathrooms (One En-Suite)
- Potential to Extend to Rear & Loft Conversion (STPP).

Stanmore is a popular affluent North West London suburb with a vibrant high street a short drive from the property and is characterised by numerous popular eateries, café's, smart shops, health stores, Sainsbury's and Lidl supermarkets. The area also has an extensive leafy residential area surrounded by parks, and picturesque golf courses.

This ideally located family home has access to a host of sought-after renowned schools in the surrounding areas.

This property also from excellent transport links, Stanmore Station on the Jubilee Line and the buses provide direct access to West End and City. Another major draw for this property is the easy access to the major road links A41, A1, M1 and M25.

The area also has an extensive leafy residential area surrounded by parks. Additionally, local schools include West Lodge Primary School, St. Johns Fisher, and Nower Hill High.

GATED ENTRANCE:

Exclusive private cul-de-sac leading to a cluster of detached homes and visitor parking.



HALLWAY:

Double glazed door leading into a welcoming neutrally decorated hallway with tiled flooring, radiator, power points.



Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com

GROUND FLOOR

OFFICE / BEDROOM

2.91m x 2.10m (9' 7" x 6' 11")

Front aspect double glazed window, power points.

GUEST WASHROOM:

Ground floor guest washroom with low level W.C., hand wash basin with mixer taps, mirror, tiled flooring, and radiator.

FRONT RECEPTION ROOM:

6.20m x 3.63m (20' 4" x 11' 11")

A large bright spacious reception room with front aspect double glazed bay windows, radiator, carpet, a feature fireplace, power points, and TV point.



REAR OPEN PLAN RECEPTION ROOM & KITCHEN:

8.81m x 3.90m (28' 11" x 12' 10")

Open plan rear reception and kitchen, with radiator, TV point, power points, rear aspect double glazed doors leading to the rear garden.



KITCHEN:

Spacious fully fitted kitchen with modern eye level wall and base units, work tops, built in gas hob, microwave and oven with steel chimney hood. Tiled flooring, stainless steel sink with mixer taps. Integrated dishwasher, space for 4-seater circular dining table, rear aspect double glazed window and door leading to the rear garden.



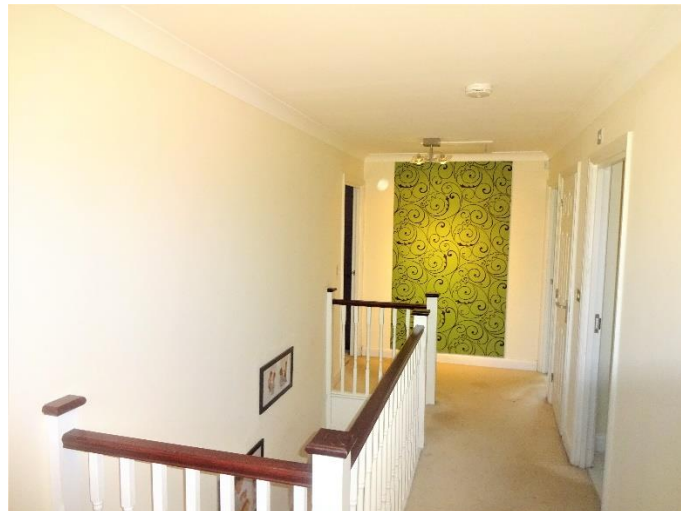
UTILITY ROOM:

2.11m x 1.90m (6'11" x 6'3")

Plumbing and space for washing machine, dryer, eye level wall and base storage shelving, power points. Rear door leads directly to the double garage.

FIRST FLOOR LANDING:

Spacious hallway landing decorated in neutral colours, rear aspect double glazed window, loft access.



MASTER BEDROOM:

4.31m x 3.70m (14' 2" x 12' 2")

A cosy well-proportioned master bedroom decorated in neutral colours. Full length fitted wardrobe with sliding doors, rear aspect double glazed windows, carpeted floor, radiator, fitted TV unit with TV point and power points, door leading to en-suite bathroom.



EN-SUITE BATHROOM:

2.27m x 1.70m (7' 5" x 5' 7")

Modern three-piece suite comprising of walk-in shower cubicle with bi-fold glazed screen, power shower unit, low level W.C. vanity sink unit, tiled walls, radiator, tiled flooring.



BEDROOM TWO:

3.70m x 3.35m (12' 2" x 11' ")

Rear aspect double bedroom, double glazed bay windows, carpeted floor, radiator, power points and fitted shelving and cupboards.



BEDROOM THREE:

3.30m x 3.20m (10' 10" x 10' 6")

Rear aspect double bedroom, double glazed windows, carpeted floor, radiator, power points.



BEDROOM FOUR:

2.90m x 2.37m (9' 6" x 7' 9")

Front aspect bedroom with full length fitted wardrobe, double glazed windows, carpeted floor, radiator, power points.



FAMILY BATHROOM:

2.72m x 2.10m (8' 11" x 6' 11")

Modern three-piece suite comprising of rear aspect window, shower bath with glazed screen, low level W.C. vanity sink unit, tiled walls, radiator, tile flooring.



REAR GARDEN:

Generous sized rear garden with rear patio, garden laid to lawn. There is potential for a rear extension (STPP)

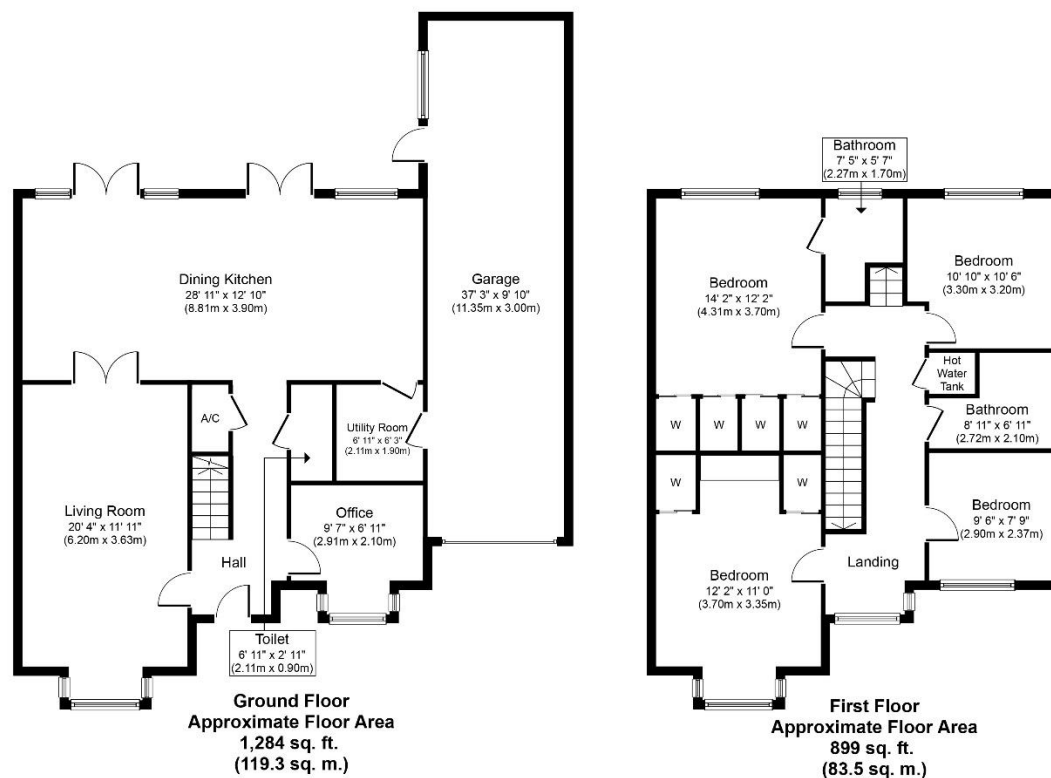


UTILITY ROOM:

2.11m x 1.90m (6' 11" x 6' 3")

Plumbing and space for washing machine, dryer, storage shelving, power points.

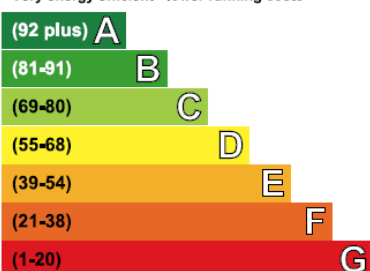
FLOOR PLAN:



EPC:

Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
77	87

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Disclaimer

The property particulars are produced in good faith based upon information from the vendor and access for visual appraisal to provide a fair description of the property for the guidance of intending purchasers. These should not be construed as a contract or offer. All details and measurements are approximate and are only a general guide. Any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Please note, we have not tested the bathroom fittings, kitchen appliances, central heating or electrical systems. If there is any point which is of particular importance to you, we will be pleased to see if we can get more information.

Mortgages

For a competitive, free, no obligation Mortgage quotation please contact our independent, in-house, whole of market FCA registered Mortgage adviser on 020 8424 8686. We deal with the whole market to find the appropriate residential or buy to let Mortgage deals according to your personal circumstances and subject to status. Your home is at risk if you do not keep up repayments on a mortgage or other loans secured on it. Life assurance may be required. Written quotations available

