

## 13 Fauna Close

Guide Price £1,450,000

5 2 3



Ref: MS0129

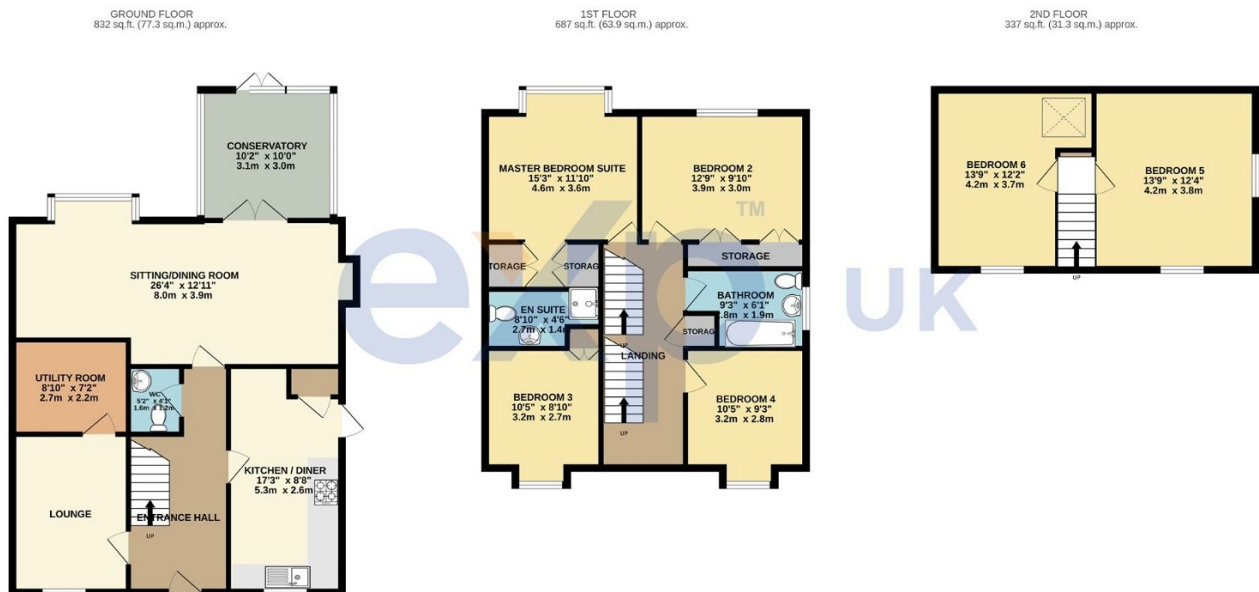
This modern 5/6 bedroom detached family home located in the highly sought-after Brockley Park is a fantastic opportunity for a growing family. Situated within this private development. Its direct access to private woodland provides a serene environment for outdoor activities and leisure. The property is conveniently located within walking distance of Stanmore Station and local bus routes.

Brockley Park creates a sense of community providing recreational spaces for residents to enjoy. Its proximity to notable places of worship enhances the cultural and social fabric of the neighbourhood

Families with children will appreciate the close proximity to some of the best schools in the country, including North London Collegiate and Haberdashers'. Accessibility to major roads such as the M1, A41, A1, and A5 makes commuting convenient. Brockley Park presents a rare opportunity for families seeking a harmonious blend of modern

living

- 5 or 6 Bedrooms
- 2 Reception Rooms
- Conservatory
- Study
- Utility Room
- Arranged Over Three Floors
- Modern Detached Family Home
- Close to Stanmore Station
- Off Street Parking
- 1856 SQ FT / 177.5 SQM Approx



TOTAL FLOOR AREA: 1856 sq.ft. (172.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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