



## Fallowfield Stanmore Offers over £2,000,000

Located off Stanmore Hill and situated towards the upper section of this popular cul de sac, this beautifully designed five bedroom detached family home occupies a prominent position behind a deep driveway. With accommodation planned over three floors this bright and spacious family home has been exceptionally maintained by the current owners, providing a well-planned space that is not only balanced, but allows a natural flow throughout.

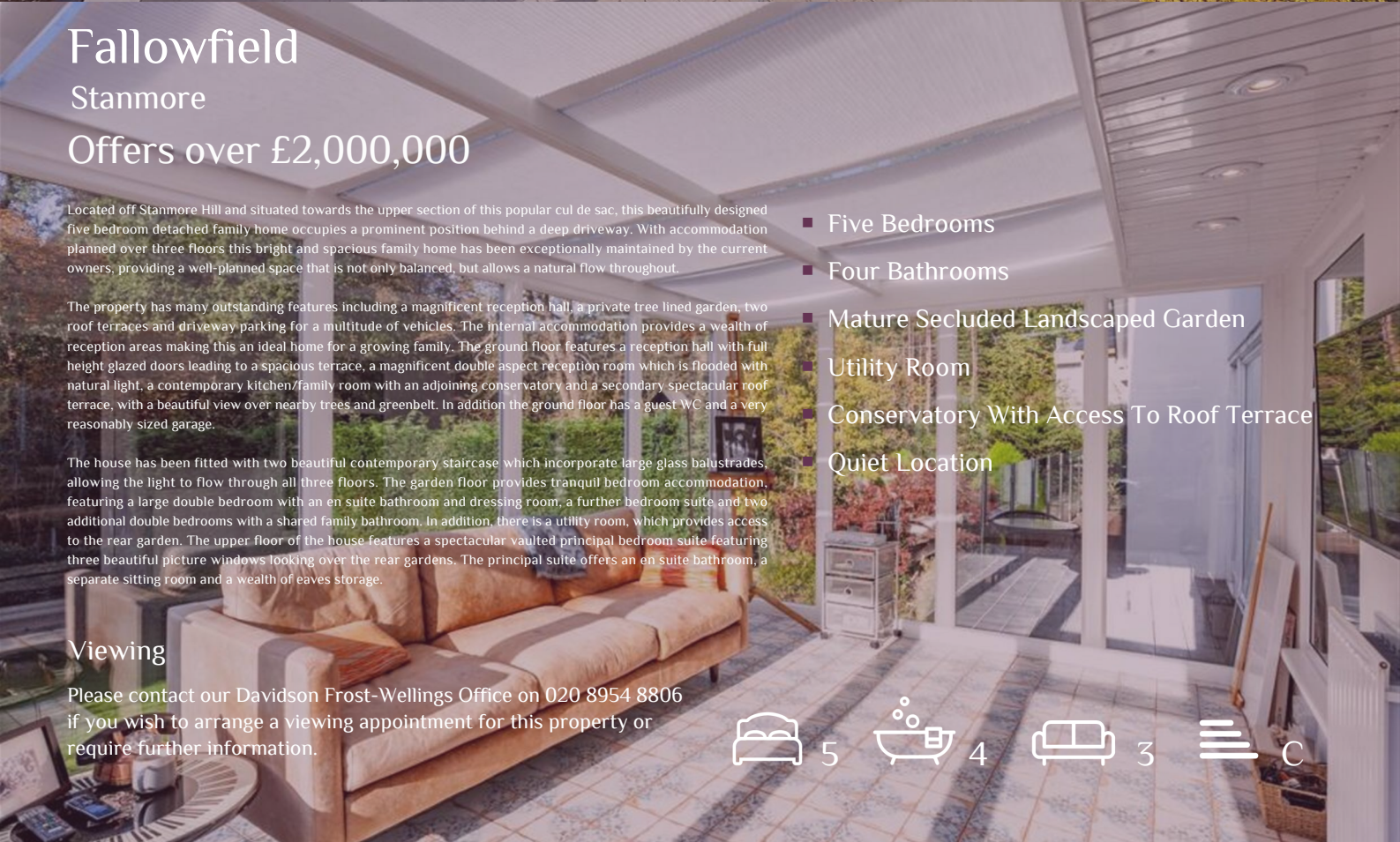
The property has many outstanding features including a magnificent reception hall, a private tree lined garden, two roof terraces and driveway parking for a multitude of vehicles. The internal accommodation provides a wealth of reception areas making this an ideal home for a growing family. The ground floor features a reception hall with full height glazed doors leading to a spacious terrace, a magnificent double aspect reception room which is flooded with natural light, a contemporary kitchen/family room with an adjoining conservatory and a secondary spectacular roof terrace, with a beautiful view over nearby trees and greenbelt. In addition the ground floor has a guest WC and a very reasonably sized garage.

The house has been fitted with two beautiful contemporary staircase which incorporate large glass balustrades, allowing the light to flow through all three floors. The garden floor provides tranquil bedroom accommodation, featuring a large double bedroom with an en suite bathroom and dressing room, a further bedroom suite and two additional double bedrooms with a shared family bathroom. In addition, there is a utility room, which provides access to the rear garden. The upper floor of the house features a spectacular vaulted principal bedroom suite featuring three beautiful picture windows looking over the rear gardens. The principal suite offers an en suite bathroom, a separate sitting room and a wealth of eaves storage.

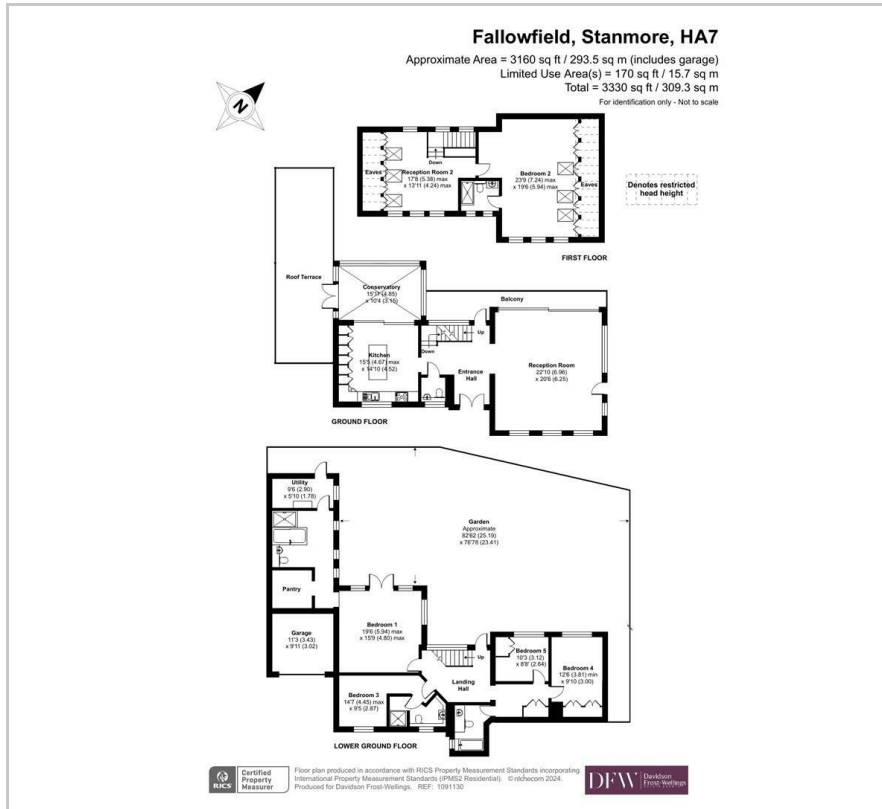
- Five Bedrooms
- Four Bathrooms
- Mature Secluded Landscaped Garden
- Utility Room
- Conservatory With Access To Roof Terrace
- Quiet Location

### Viewing

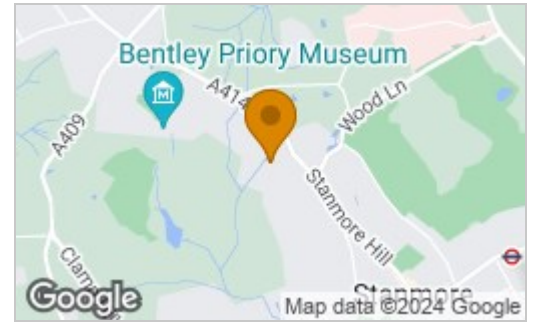
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (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 |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



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