



## Culverlands Close Stanmore Offers over £1,100,000

This well-proportioned home is situated at the end of a quiet cul-de-sac in an elevated position. As you step inside, you'll find a spacious and inviting layout that draws you in, past the original open tread staircase and into the principal reception room which is arranged as a sitting room and dining area opening onto the garden, ideal for families and entertaining guests. The modern kitchen is off the entrance hall to the front of the house and has been partially opened up, affording a two-sided breakfast bar into the dining area and a natural flow into the adjacent utility, which could be utilised as a second kitchen. The second reception is used as a dedicated playroom and study offering further versatility. The ground floor benefits from a guest WC and there is built in storage throughout the property. The first floor comprises four spacious bedrooms, including a rear facing principal bedroom with en-suite shower room, a second bedroom with private balcony overlooking the rear garden, two further bedrooms and a family bathroom.

The property is conveniently located for all the local amenities of Stanmore, offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station only 0.9 miles away and the A41, M1 and M25 all located nearby and Stanmore's three main places of worship are all within 0.6 to 1.2 of a mile of the property. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore Golf Club, Hartsbourne Country Club and The Grove all situated particularly close by, together with the renowned David Lloyd and Village fitness centres, Bentley Priory Nature Reserve and Stanmore Country Park.

Harrow Council Tax Band G

### 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.

- Four bedrooms
- Two bathrooms
- Modern fully fitted kitchen
- Off street parking
- Garage
- Corner plot offering wider space



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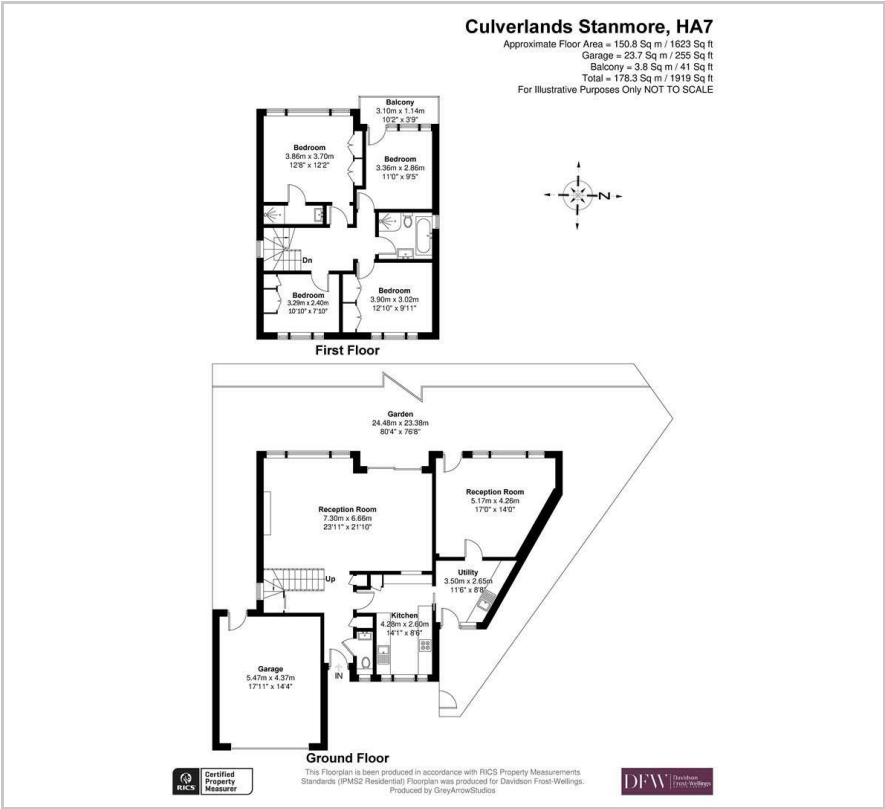


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Floor Plan



Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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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