



## Little Common

Stanmore

£1,800,000

This characterful five bedroom house combines traditional charm with contemporary design, nestled in a discreet yet highly coveted location in Stanmore. Set amidst the tranquility of the Little Common conservation area, off Wood Lane and close to Caesar and Lower Spring Ponds, this home embodies a perfect blend of classic allure and modern elegance.

Positioned off Stanmore Hill and Wood Lane, the home enjoys a prime spot just a stone's throw away from the serene ambiance of Little Common's renowned landscaped beauty and its mature pond. Meticulously restored, it features several 21st-century upgrades, notably a breathtaking Neil Lerner kitchen with an adjoining breakfast area, adorned by a vaulted skylight and under-floor heating. Brimming with period charm, the property showcases impressive reception spaces accessed through a spacious and inviting entrance hall. These spaces include a beautifully proportioned double aspect reception room graced by a stunning fireplace, seamlessly connecting to the rear gardens, and a cozy television room at the front elevation.

The first floor offers a luxurious principal bedroom suite, another generous bedroom suite, two additional bedrooms, a family bathroom, and a fifth bedroom or study. From this level, the property reveals breathtaking views overlooking Little Common. Added features comprise a single garage, ample parking on the expansive forecourt, and supplementary parking along the gravelled road. The mature garden at the rear boasts a delightful terrace, completing this captivating abode.

Little Common is situated on the east side of Stanmore Hill, equidistant to all the amenities of Stanmore Town Centre and Bushey High Street and easily accessible to Stanmore Underground Station.

- Five Bedrooms
- Four Bathrooms
- Conservation Area Location
- Excellent Condition
- Off Street Parking
- Freehold
- 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.



## 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>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>40</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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