



ESTATE & LETTINGS AGENTS

Sandymount Avenue, Stanmore, HA7



FOR SALE £900,000 Freehold

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

Offered chain free, this six-bedroom semi-detached house boasts modern interiors and a versatile layout, perfect for a large family or those seeking generous living space. With five bedrooms, four bathrooms, an open-plan kitchen leading into a bright reception room, and a private rear garden with an additional outhouse, this property provides ample space and convenience in a desirable location near Stanmore Station.

Key Features:

- **Six Bedrooms:** Spacious bedrooms throughout the house, including a master suite and guest rooms ideal for a growing family or accommodating guests.
- **Four Bathrooms:** Modern bathrooms, ensuring convenience and comfort for all residents, with a mix of en-suite and family bathrooms.
- **Open-Plan Kitchen/Reception:** The heart of the home is the contemporary open-plan kitchen, fully equipped with modern appliances, seamlessly connecting to a bright reception room. The space flows out onto the private rear garden, perfect for entertaining and family life.
- **Private Rear Garden:** A well-maintained private garden offers a peaceful retreat and outdoor living space.
- **Off-Street Parking:** The property benefits from off-street parking, providing convenience for multiple vehicles. With Electric charging point for cars.

- **Outhouse/Studio:** A versatile large outhouse at the rear of the garden, perfect for use as a studio space/home office/playroom.
- **Chain Free:** This property is offered chain-free, providing a smooth and hassle-free purchase process.

- **Proximity to Stanmore Station:** Located within walking distance of **Stanmore Underground Station** (Jubilee Line), offering easy access to Central London and beyond. Edgware and Harrow on the Hill tube stations are also nearby, providing additional transport options.
- **Nearby Schools:** The property is ideally situated near several well-regarded schools, including **St John's COE School, North London Collegiate Girls School, Honeypot Preschool, and Stanmore College.**
- **Access to Nature Reserves:** Close proximity to **Bentley Priory Metropolitan Open Space** and nature reserve, offering beautiful green spaces and outdoor activities for families to enjoy.
- **Transport Links:** Excellent road links, including access to the **A1, M1, and M25**, make this property highly accessible for commuters.

This house is perfect for families seeking a spacious, modern home in a desirable and well-connected area. With excellent schools, local amenities, and transport links close by, it offers convenience and comfort for busy family life.

Viewing Advised:

To truly appreciate the space and location of this fantastic five-bedroom semi-detached home, we recommend arranging a viewing. With its modern design, ample living space, and prime location near Stanmore Station, this property is not to be missed.



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



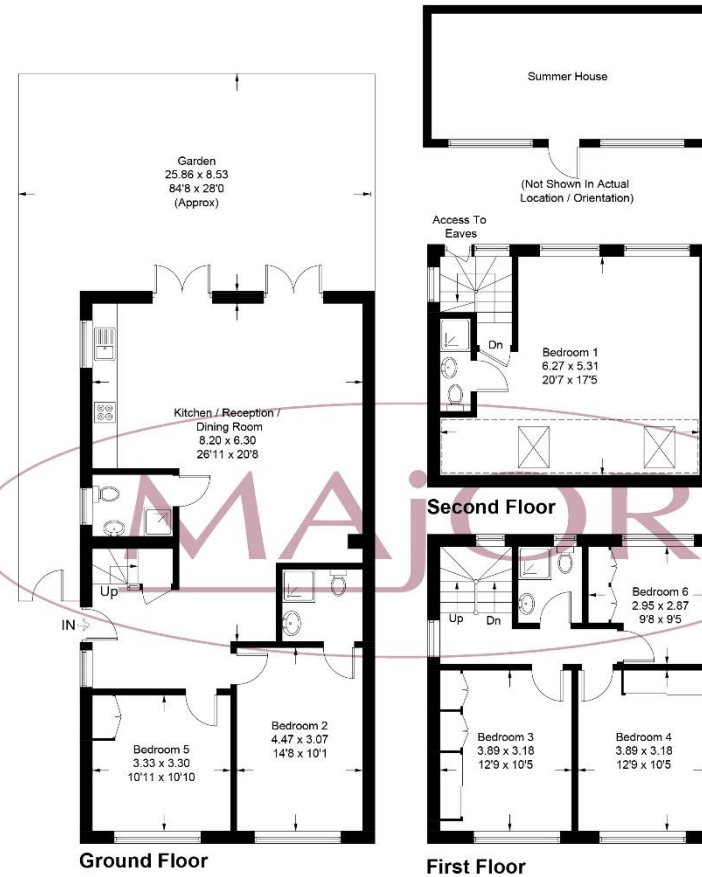
Major Estates Harrow LTD ~ 77 High Street, Wealdstone, Harrow, HA3 5DQ
T: 020 8424 8686 ~ E: sales@majorestate.com ~ www.majorestate.com



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



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



Approximate Gross Internal Area = 163.3 sq m / 1758 sq ft
(Excluding summer House)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1135497)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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. Life assurance may be required. Written quotations available.

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.

