

18 Fallowfield, Stanmore, HA7 3DF  
Offers Over £1,500,000





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**Offers Over £1,500,000**

**Council Tax Band:**

Our clients have chosen to convert bedroom four into a bespoke fitted study, however, it would be very easy to reinstate to a bedroom if required. The bungalow also offers two large intercommunicating reception rooms; a kitchen open-plan to a TV/breakfast room; a wonderful conservatory and a stunning south-east facing landscaped garden to the rear, with three interconnecting terraced areas.

Fallowfield is situated to the west of Stanmore Hill, more or less equidistant to all the amenities of Stanmore town centre and Bushey High Street. Stanmore's Jubilee line tube station is easily accessible, along with schools, places of worship, recreational facilities and major motorway links.







Approximate Floor Area = 185.0 sq m / 1991 sq ft



Ground Floor

Common Road  
Stanmore  
HA7 3HX  
020 8050 8810  
info@ldn-r.com  
ldn-r.com

Approximate Floor Area = 185.0 sq m / 1991 sq ft



Ground Floor

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		
	70	78
England & Wales		EU Directive 2002/91/EC