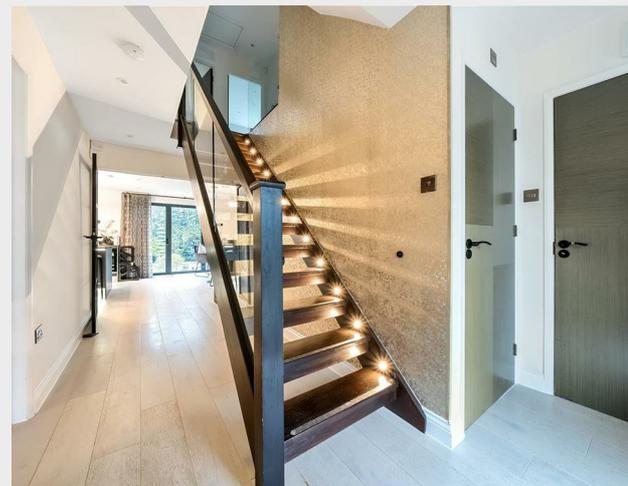


7 Leavesden Road, Stanmore, HA7 3RQ

£1,395,000



This truly exceptional and renovated home combines modern design with practical living for a comfortable lifestyle.

A striking floating staircase serves as a focal point upon entry, creating a sense of openness and style. At the front of the house, a welcoming TV room offers a cozy space to unwind, while a guest WC and a double garage enhance convenience.

The standout feature of the home is the spacious rear kitchen, dining, and living area. The kitchen is equipped with Miele appliances, black granite worktops, and ample storage, ensuring functionality with a modern touch. Bi-folding doors connect the interior to the landscaped rear garden, which includes low-maintenance astro-turf and a putting range for added enjoyment.

The property also features an extended driveway that can accommodate 4-5 vehicles. A reconfigured layout has created a well-proportioned master suite, complete with an ensuite bathroom and a walk-in wardrobe featuring a central storage island for



Hollycroft Common Road
Stanmore
HA7 3HX

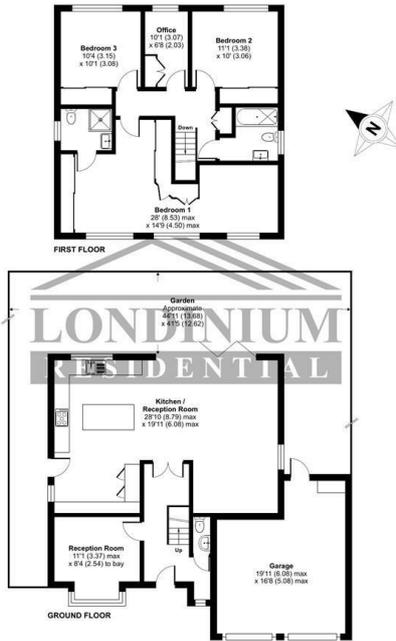
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Leavesden Road, Stanmore, HA7

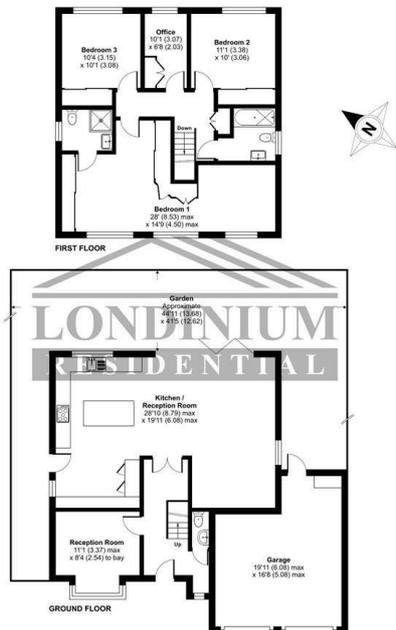
Approximate Area = 1959 sq ft / 181.9 sq m (includes garage)
For identification only - Not to scale



ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Londinium Residential. REF: 1228716

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(61-81) B		(61-81) B	
(49-60) C		(49-60) C	
(35-48) D		(35-48) D	
(29-34) E		(29-34) E	
(21-28) F		(21-28) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC