

**Mere**  
**Wood Lane, Stanmore**



*'Tremendous potential in an envious position'*

Standing on an exceptionally wide corner plot at the junction of Wood Lane and Dennis Lane, 'Mere' stands imposingly, accessed via a carriage driveway and benefitting from huge potential. Presently offering four bedrooms, two bathrooms, ample living accommodation and a south facing, sun-lit kitchen.

The jewel in the crown with *Mere* is the double plot upon which it stands - an expansive rear garden and completely untapped potential.

This is a wonderful opportunity for a visionary to create their own dream home, which will benefit from beautiful views over Spring Pond and Little Common.

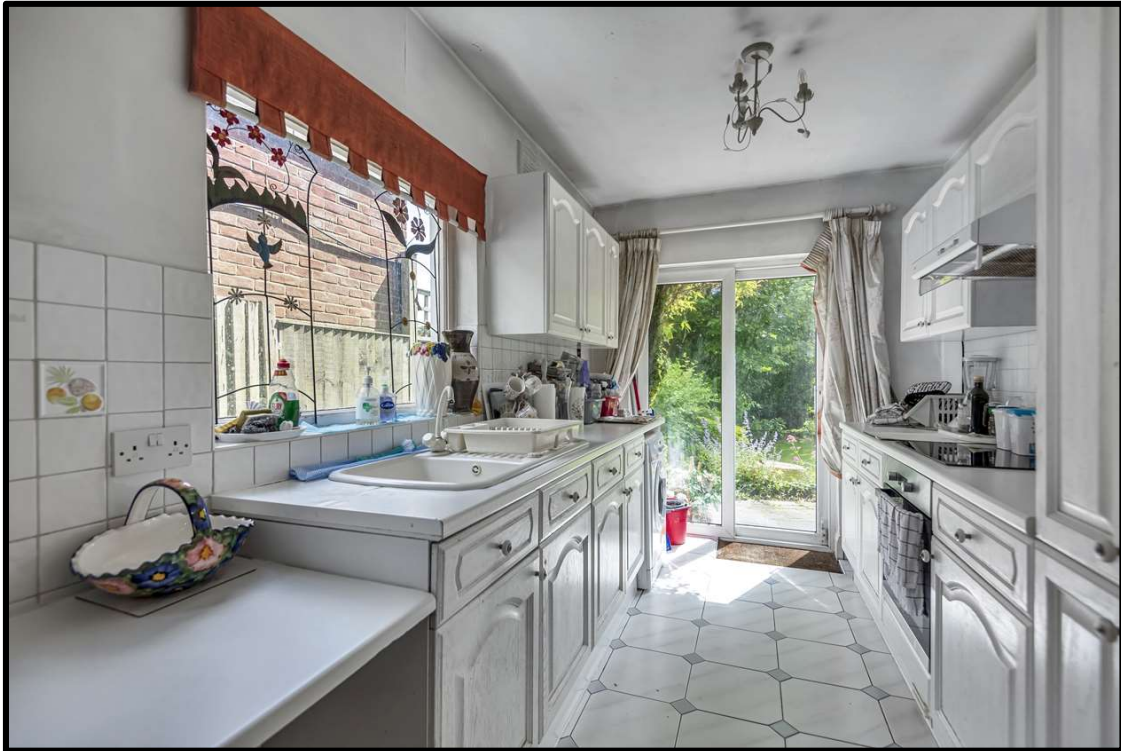
IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



**020 8954 2200**  
sales@breslauer.co.uk  
breslauer.co.uk

Buckingham House West  
The Broadway  
Stanmore HA7 4EB

Wood Lane is situated within walking distance of Stanmore Broadway, offering excellent transport facilities with links into London and the north with Stanmore Underground Station, the M1, M25 and A41. Also within easy reach are the beautiful and tranquil walking trails of Bentley Priory and Stanmore Country Park.



## Accommodation and Amenities:

Entrance Hall \* Dual Aspect Reception Room \* Dining Room \* 32ft Kitchen/Breakfast Room \* Guest Cloakroom \* Master Bedroom Suite with Dressing Room and Bathroom \* Three Further Bedrooms \* Family Bathroom \* South Facing Landscaped Rear Garden \* Carriage Driveway \* Garage

**Asking Price £1,115,000 Freehold**

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



**020 8954 2200**  
sales@breslauer.co.uk  
breslauer.co.uk

Buckingham House West  
The Broadway  
Stanmore HA7 4EB

# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
sales@breslauer.co.uk  
breslauer.co.uk

Buckingham House West  
The Broadway  
Stanmore HA7 4EB



# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
sales@breslauer.co.uk  
breslauer.co.uk

Buckingham House West  
The Broadway  
Stanmore HA7 4EB



# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.

**020 8954 2200**  
sales@breslauer.co.uk  
breslauer.co.uk

Buckingham House West  
The Broadway  
Stanmore HA7 4EB



# BRESLAUER

RESIDENTIAL SALES AND ACQUISITIONS



IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquiries as to the accuracy of all matters upon which they intend to rely.



**020 8954 2200**  
sales@breslauer.co.uk  
breslauer.co.uk

Buckingham House West  
The Broadway  
Stanmore HA7 4EB