

## Fallowfield Stanmore



### **PLANNING PERMISSION GRANTED.**

Offering either a peaceful place to retire or an opportunity for a growing family who want to create their own idealistic home.

Positioned at the entrance of an exclusive enclave to the west of Stanmore Hill, this spacious chalet bungalow offers three bedrooms and two bathrooms on the prestigious Fallowfield. As you enter, you are greeted by a grand entrance hall, setting the tone for the space that awaits within. The expansive triple aspect reception room bathes in natural light, providing a perfect setting for both relaxation and entertaining. A separate TV room offers versatility, while the well-appointed kitchen/breakfast room beckons with its warmth and functionality.

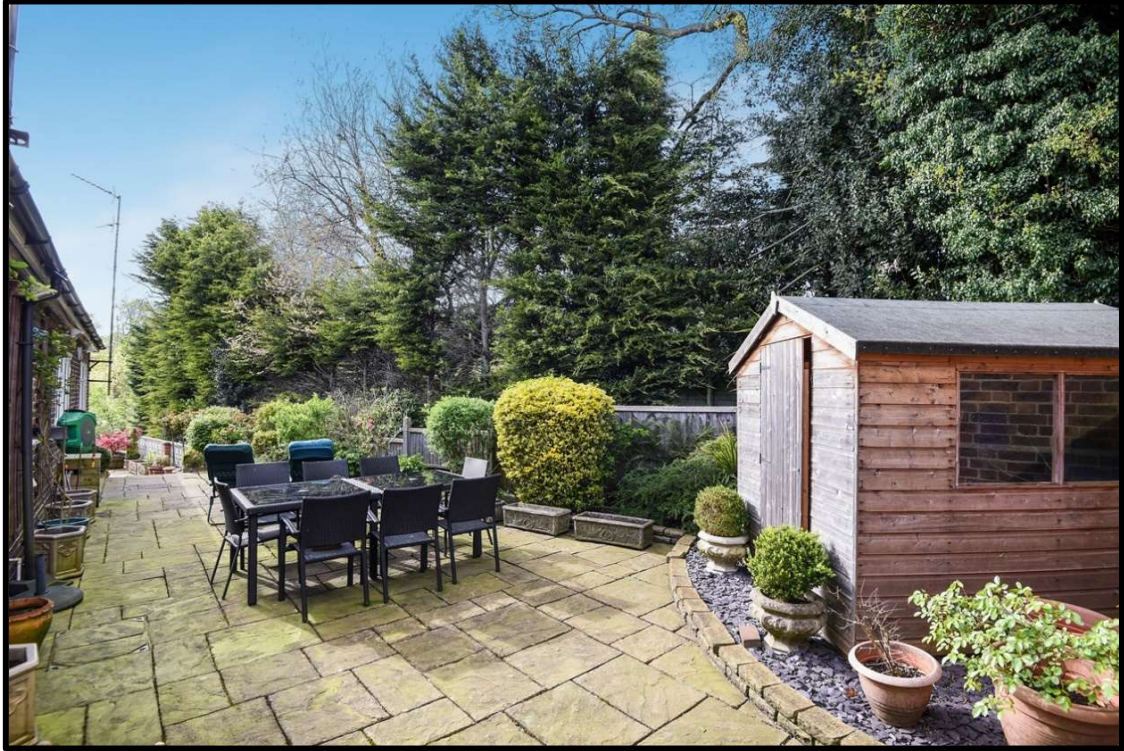
The ground floor accommodation further comprises two generously sized bedrooms and a master suite, complete with a walk-in wardrobe and en suite bathroom, offering a private sanctuary within the home.

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





Stepping outside, you will discover a secluded "courtyard-like" garden retreat, featuring a terrace, wooden deck, artificial lawn and mature bushes, providing the perfect backdrop for outdoor enjoyment and relaxation.

With planning permission granted for conversion into a 2,600 sq ft residence, the potential for customisation is vast.

Conveniently located more or less equidistant to all the amenities of Bushey Heath and Stanmore town centres. Stanmore's Jubilee Line tube station is easily accessible, along with schools, places of worship, recreational facilities and major motorway links.

**Asking Price £1,050,000 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

## Accommodation and Amenities:

Large Entrance Hall \* Triple Aspect Reception Room \* TV Room \*  
Kitchen/Breakfast Room \* Guest Cloakroom \* Master Bedroom Suite with  
Dressing Room and Bathroom \* Two Further Bedrooms \* Family Bathroom  
\* Garage \* Rear Garden with Shed \* Carriage Driveway  
\*Planning Permission Granted to Add a Further Floor (Plans Available on  
Request)

*\*Photos are library images*



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