

Aylwards Rise Stanmore



Have you ever wanted to redesign your own dream home? Here is an opportunity to reconfigure and modernise a substantial family property (nearly 4,000 sq ft / 360 sq m) to your own taste and specification.

Arranged over three floors, the ground floor provides: a large entrance hall; three/four reception rooms; a breakfast room; a kitchen and utility room giving access to integral garaging. The first floor of this home offers a master bedroom suite, comprising separate dressing room and bathroom, with three further bedrooms and a family bathroom. The top floor opens out onto an impressive 36 ft bedroom with its own en suite bathroom. This floor is currently being used as an indulgent games room.

To the rear of the property there is a delightfully secluded south west facing garden with kidney shaped swimming pool, whilst to the front, a carriage driveway provides parking for family and friends.

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.







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Aylwards Rise is equidistant to all the amenities of Stanmore Town Centre and Bushey High Street and easily accessible to Stanmore Underground Station, Stanmore Country Park and the principal roads in and out of Central London. Some of the finest state and private schools in the south east of the country are also close at hand.

Aylwards Rise is a small enclave of individually styled family homes, situated on the west side of Stanmore Hill and forming part of the exclusive Aylward Estate (complete with its own private security firm at the entrance).



Asking Price £1,700,000 Freehold









Accommodation and Amenities

Large Entrance Hall/Reception Room * Double Reception Room Opening
Onto The Garden * Dining Room * Breakfast Room * Family Room * Kitchen
* Utility Room * Guest Cloakroom * Master Bedroom with Dressing Room
and En Suite Bathroom * Three Further Bedrooms * Family bathroom *
Second Floor Bedroom (Currently Used as a Games Room) with En Suite
Bathroom * South West Facing Rear Garden * Kidney Shaped Swimming
Pool * Pump Room * Changing Room * Garage * Carriage Driveway *
Parking



Measurements:

Reception/Hall: 15'9x12'2

Double Reception Room: 23'4x17'3

Dining Room: 15'6x11'10 Breakfast Room: 11'11x9'6 Family Room: 11'8x10'8

Kitchen: 16'2x9'1

Master Bedroom: 15'11x11'2

Dressing Room: 16'x8'6
Bedroom Two: 12'5x10'11
Bedroom Three: 10'2x9'7

Study/Bedroom Four: 14'5x10'6 Top Floor Games Room/Bedroom

Five: 36'1x23'2 Garden: 75'6x59'1









March 2019. Please note the following information which has been provided by a member of the Residents Association:

The Aylwards Estate Residents Association Fees are as follows:

Security - £130 per month / £1,560 per annum Estate Fund - £400 per annum (payable in January) road maintenance, gardening, hedge trimming, social events etc.









RESIDENTIAL SALES AND ACQUISITIONS



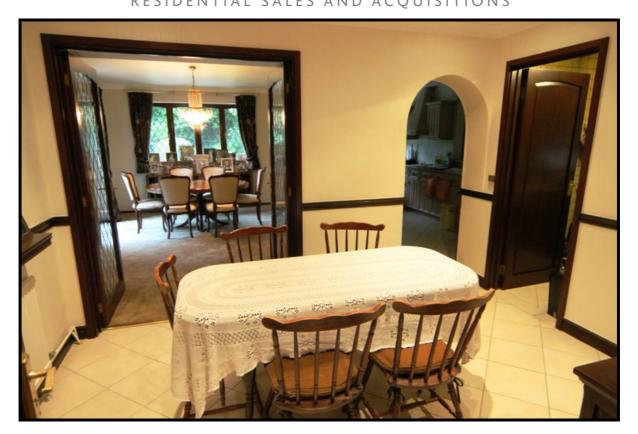






















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