

## 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.

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RESIDENTIAL SALES AND ACQUISITIONS

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**

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Buckingham House West  
The Broadway  
Stanmore HA7 4EB

## 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	Master Bedroom : 15'11x11'2
Double Reception Room: 23'4x17'3	Dressing Room : 16'x8'6
Dining Room: 15'6x11'10	Bedroom Two : 12'5x10'11
Breakfast Room: 11'11x9'6	Bedroom Three : 10'2x9'7
Family Room: 11'8x10'8	Study/Bedroom Four : 14'5x10'6
Kitchen: 16'2x9'1	Top Floor Games Room/Bedroom Five : 36'1x23'2
	Garden : 75'6x59'1

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*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.*



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