

## Brockley Avenue, Stanmore



### **A wonderful family house with planning consent for extension.**

An imposing five-bedroom, two bathroom double-fronted family home comprising of 2,700 sq ft with carriage-drive frontage and delightful garden to the rear.

Although this is already a very comfortable family property, if you are looking to buy a house with untapped added value, you will be pleased to know that in June 2019 planning consent was granted to erect a two-storey side and rear extension. This would add approximately an additional 560 sq ft.

There is also consent to demolish the garage and replace with a single storey outbuilding.

Brockley Avenue is a quiet no-through road comprising of quality family homes. All the local amenities of Canons Corner and Stanmore Broadway are within walking distance, as is Stanmore Underground Station, which provides direct access via the Jubilee Line into the West End and Docklands. The A41, A5, M1 and M25 are also easily accessible. Schools, places of worship and recreational facilities are all well catered for in the surrounding area.

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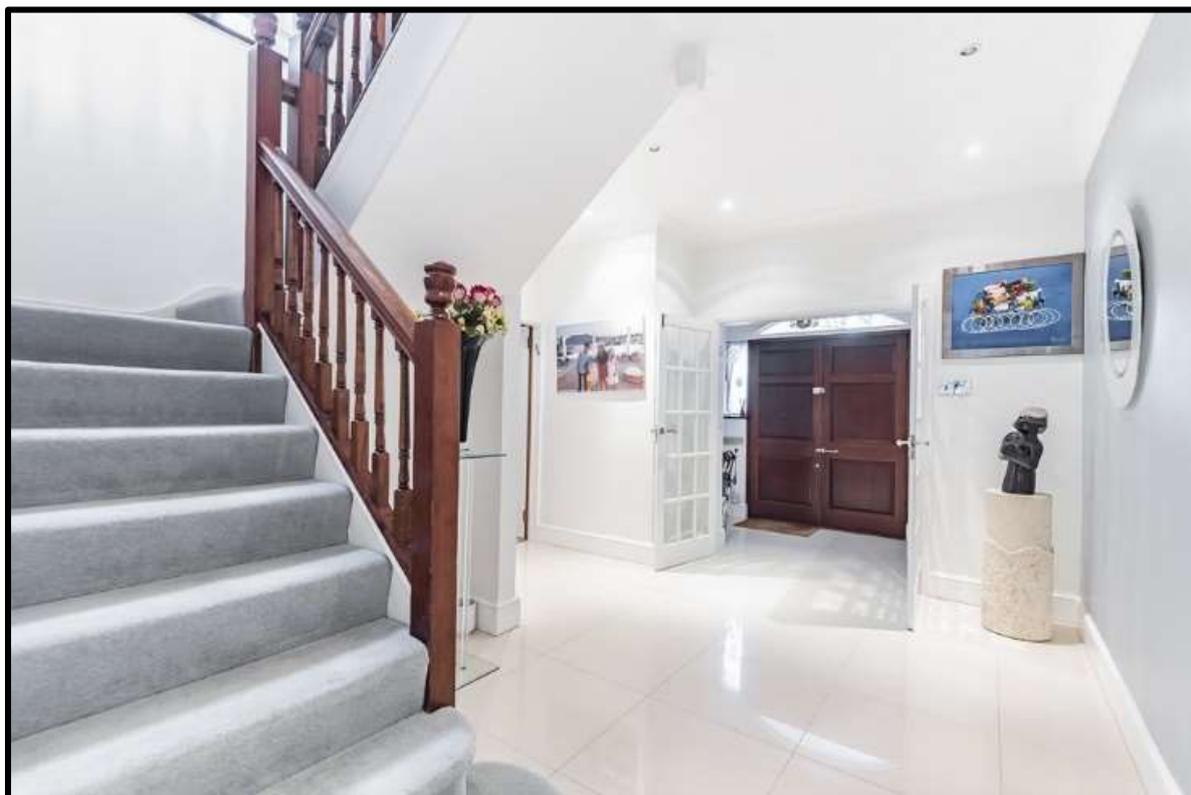
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Buckingham House West  
The Broadway  
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## Accommodation and Amenities

Large Entrance Hall \* Reception Room \* Dining Room \* Study \* Family Room \* Kitchen/Breakfast Room \* Utility Room \* Guest Cloakroom \* Master Bedroom with En Suite Bathroom \* Four Further Bedrooms \* Family Bathroom \* Carriage Driveway with Parking \* Garage \* Mature Rear Garden



**Asking Price £1,395,000 Freehold**

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RESIDENTIAL SALES AND ACQUISITIONS



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