



Padelford Lane, Stanmore, HA7 4WU
Offers In The Region Of £1,300,000 Freehold

Council Tax Band G

REAL ESTATES
Est. 1981

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Surrounded by a rural landscape of natural beauty, Real Estates are delighted to offer on a CHAIN FREE basis this 5-bedroom, 3-bathroom double-fronted DETACHED family home situated within a secure gated environment, built in 2007 by Crest Nicholson.

This modern property comprises of a formal lounge with double doors leading to a snug and a good sized kitchen linked to a conservatory dining room with views over the garden. The ground floor accommodation is completed by a study, guest cloakroom and a utility room connected to a large garage.

To the 1st floor you will find a single bedroom, a double bedroom, a family bathroom and a principal bedroom with an en-suite. bedrooms 4 and 5, currently used as an extra reception room and gym, can be found on the 2nd floor along with another family bathroom.

This fabulous house sits in a quiet, secluded location with access to private parkland whilst also benefiting from being only moments away from the town centres of Stanmore and Bushey Heath.

Padelford Lane backs onto Green Belt countryside with a surrounding vista of mature trees in the distance.



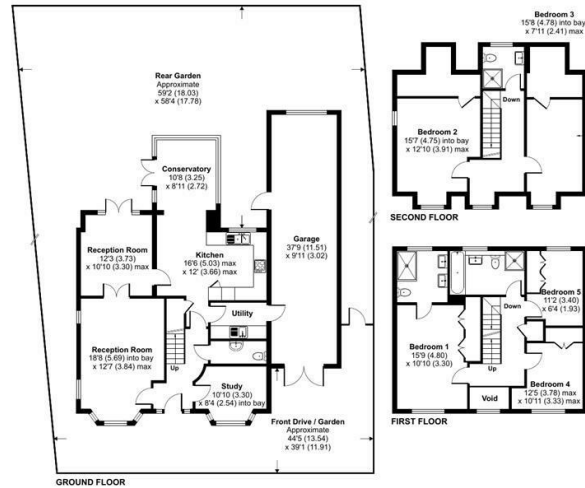


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Approximate Area = 2183 sq ft / 202.8 sq m (excludes void)
 Outbuilding = 378 sq ft / 35.1 sq m
 Total = 2561 sq ft / 237.9 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	70	76
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			



Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rinchcom 2024. Produced for Real Estates. REF: 1172994



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