



Dearne Close, Stanmore, HA7 3AT
Guide Price £1,100,000 Freehold Council Tax Band H

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Real Estates are delighted to bring to the market this CHAIN FREE 5 BEDROOM DETACHED home set in a quiet cul-de-sac location within the historic Old Lodge Way Estate in Stanmore, adjacent to the beautiful Bentley Priory Nature Reserve.

The ground floor accommodation offers plenty of living space, featuring a split level reception and dining room, kitchen/breakfast area with a separate utility, a games room, snug/office, integral double garage and guest WC.

The first floor benefits from 3 double bedrooms, 1 single bedroom, a family bathroom and a principal bedroom with en-suite and terrace overlooking the rear garden.

Dearne Close is well positioned for Stanmore's local amenities, with Stanmore Tube Station (Jubilee Line) just 0.9 miles away, as well as easy access to major roads including the A41, M1, and M25.

Many sporting and recreational activities can be found nearby, such as Stanmore Golf Club, Hartsbourne Country Club, and The Grove, plus renowned fitness centres like David Lloyd and Village. Additionally, there are a number of excellent schools in the vicinity, including North London Collegiate, Avanti House, Haberdashers, St Margaret's, and Merchant Taylors.





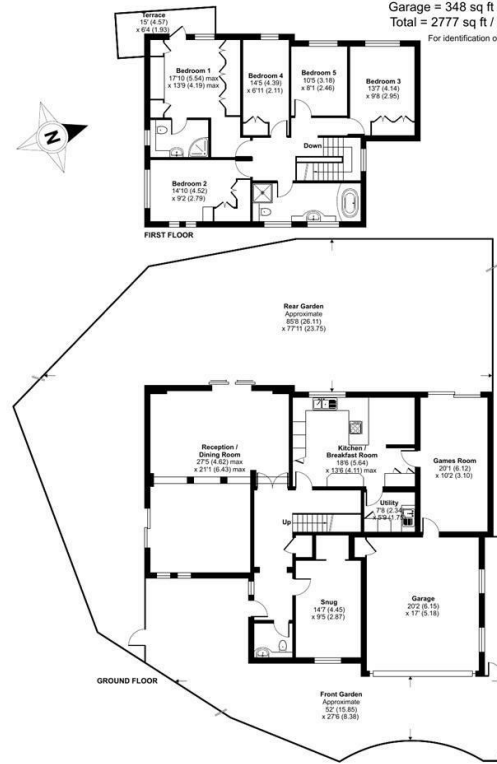
Dearne Close, Stanmore, HA7

Approximate Area = 2429 sq ft / 225.6 sq m

Garage = 348 sq ft / 32.3 sq m

Total = 2777 sq ft / 257.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Real Estates. REF: 1213583

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
EU Directive		

