

Stones Residential

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RESIDENTIAL



Stanmore, Acacia Close

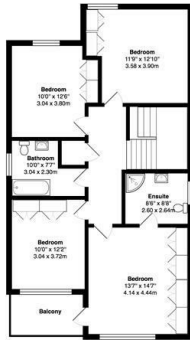
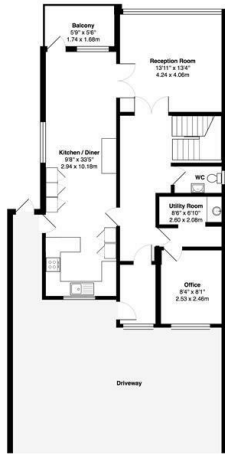
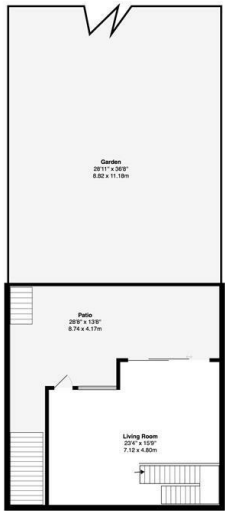
£875,000 Freehold

**** Register your interest today ****

Ring 020 8954 0045 for more information

Set within a much sought after cul de sac location in Stanmore is this impressive 4 bedroom, 2 bathroom, 2 reception, detached family home which offers over 2300 square feet of accommodation. The ground floor living space includes a generous modern kitchen come dining area with double doors leading into a second reception as well as access onto a private rear balcony overlooking the rear garden. There is also a separate utility area, ground floor wc and study and not to mention a wonderful extra lower ground reception room opening out onto the garden. The first floor offers 4 good size double bedrooms, a modern fitted bathroom together with ensuite. There is off-street parking to the front of the property and the many shops and amenities of Stanmore are just over a mile away with Uxbridge Road itself is only 0.1 miles away.





Acacia Close, Stanmore HA7
Total Area: 2346 sq. ft. (excluding balcony, patio, garden, driveway)
Floor plans are for identification purposes only and are not to scale.
Compliant with the 1:100 scale of measuring practice.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales		EU Directive 2002/91/EC	England & Wales

While every effort is made to ensure the accuracy of these particulars, they are intended as a guide only and their accuracy is in no way guaranteed. Photos and floor-plans are for illustrative purpose only. Appliances have not been tested. Prospective purchasers should satisfy themselves by inspection and relevant reporting prior to purchase. This document does not form part of a legal document.