



BERRY HILL, STANMORE, HA7 4XS

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This four bedroom detached family home has been meticulously extended, unveiling an impressive open plan kitchen/dining area with double French doors opening onto the spacious rear garden, enhancing its airy atmosphere and welcoming natural light. Additionally, there's a generously sized reception room and a separate lounge, offering the flexibility of open-plan living while also allowing for privacy when desired.

Other features include a utility room and downstairs cloakroom for added convenience.

On the first floor, you'll find four bedrooms, one with an en-suite bathroom, all cleverly designed to maximize space and storage. The family bathroom is equipped with both a bath and shower for added comfort and convenience.

Further advantages include off-street parking for several cars and a bright garden. Internal viewing is highly recommended to fully appreciate the charm and functionality of this exceptional family home.





- 4 Bedroom Detached
- Beautifully Renovated/Extended
- Open Plan Lifestyle kitchen/Dining
- Additional Reception Room and Lounge
- Utility Room / Guest Cloakroom
- Ensuite to Principal Bedroom
- Large Rear Garden
- Off Street parking for several cars
- Close to Stanmore Country Park
- Short Walk To Stanmore Station (Jubilee Line)







ENTRANCE HALL

RECEPTION

13'3" x 23'0" (4.04 x 7.02)
Fabulous Bright Reception Room

LOUNGE

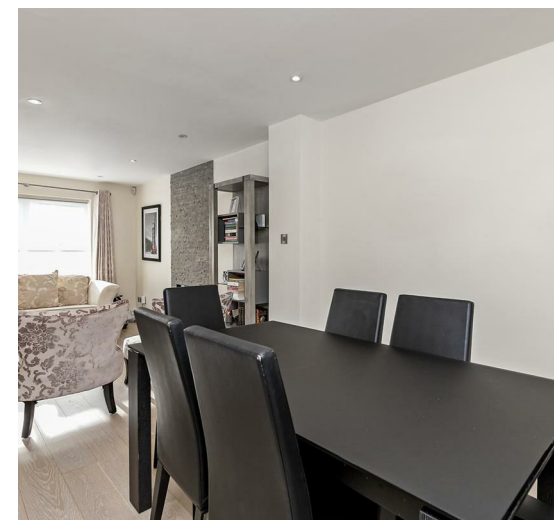
8'4" x 17'0" (2.55 x 5.19)
Ideal as second lounge or playroom

GUEST CLOAKROOM

5'9" x 3'7" (1.76 x 1.10)

KITCHEN/DINING ROOM

25'1" x 17'1" (7.65 x 5.21)
Beautifully designed with breakfast bar, stone worktops, gas hob, Two built in ovens and microwave



UTILITY ROOM

5'9" x 5'2" (1.76 x 1.58)

BEDROOM 1

9'11" x 11'2" (3.03 x 3.41)

BEDROOM 1 - EN-SUITE

7'8" x 4'3" (2.34 x 1.30)

BEDROOM 2

8'1" x 15'3" (2.47 x 4.65)

BEDROOM 3

15'3" x 7'7" (4.67 x 2.32)

BEDROOM 4

9'10" x 8'9" (3.0m x 2.67m)

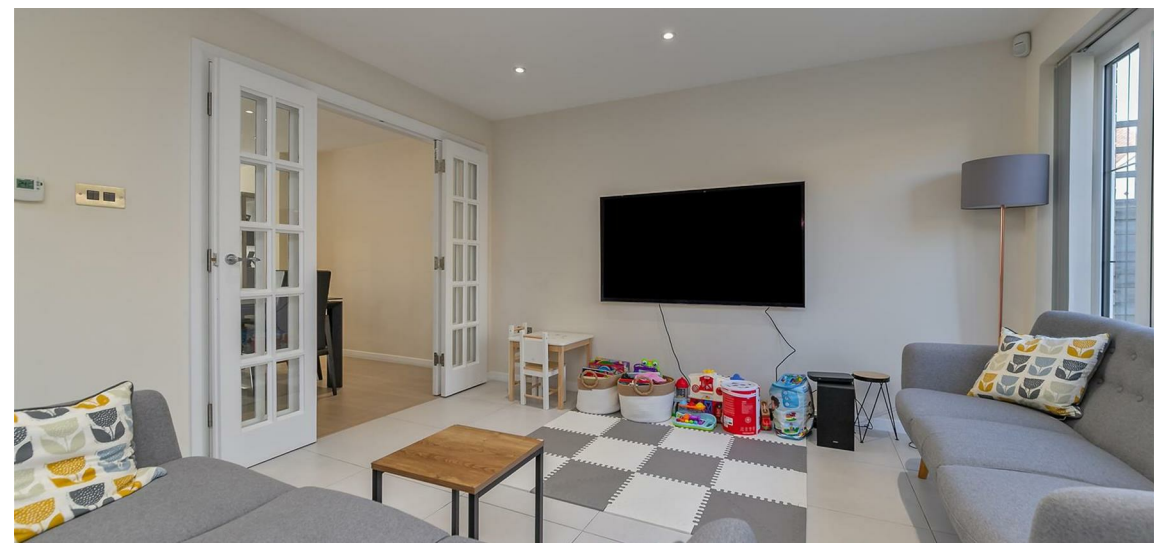
FAMILY BATHROOM

GARDEN

40'8" x 50'11" (12.40 x 15.52)

Well maintained west-facing sunny garden with paved patio, manicure lawn, planting borders ideal for perennial planting. A perfect space for family gatherings, BBQ's and entertaining

GARDEN SHED





FRONT DRIVEWAY
Offering generous parking
for several vehicles

OVERVIEW
This modern and bright
family DETACHED family
home presents the ideal
setting for family life,
featuring 4 bedrooms, one
with an ensuite, large
boarded loft spaced a
generously sized mature
garden and ample parking.
Situated in a fabulous
location near Stanmore
Station, it offers easy
commuting access to
London and is surrounded
by highly regarded schools.





An exceptional opportunity to own a contemporary, meticulously refurbished 4-bedroom detached residence, conveniently situated just a brief 5-6 minute stroll from Stanmore Station. Nestled on a peaceful, welcoming street, it enjoys proximity to local amenities, including shops at Canons Corner and a Tesco Metro, all within a mere two-minute walk.



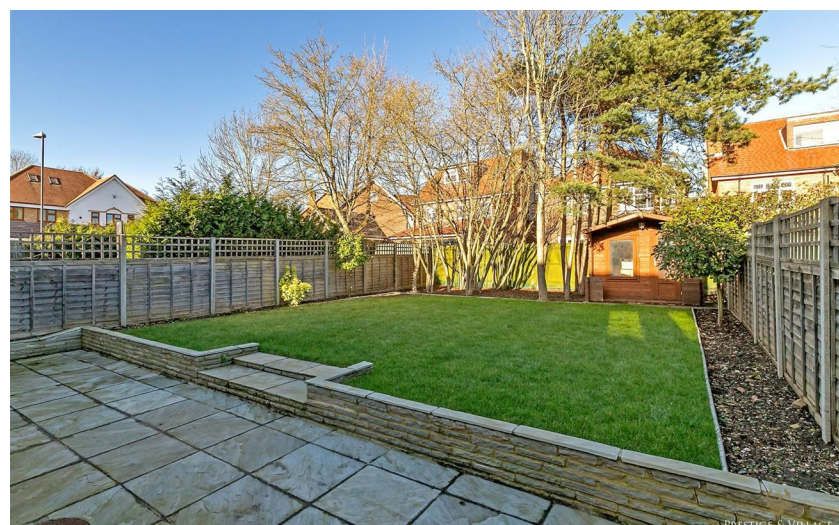


This family home boasts a prime location, conveniently situated for all the local amenities of Stanmore. With excellent transport links to London and the north, Stanmore underground station (Jubilee line) is a mere 0.3 miles away, while the M1 motorway at junction 4 is approximately three miles away, providing easy access to the M25 and the wider motorway network. Heathrow Airport is within a 15-mile radius.

The area also offers a wealth of sporting and recreational facilities, including opportunities for riding and walking in the surrounding countryside. Renowned for its outstanding schooling options, both state and private, notable institutions such as North London Collegiate and Haberdashers are within reach.



The property enjoys an ideal location, with Stanmore Station, on the Jubilee line, just a 5-6 minute walk away. Positioned away from main roads, it offers a tranquil environment devoid of street noise. Stanmore and Canons Park Synagogue is conveniently situated within a 3-minute stroll, and local shops are within easy walking distance. Additionally, the vibrant hub of Stanmore is also accessible on foot.



Harrow
Band F

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
101-111	A		78	101-101	A
81-100	B			100-100	B
61-80	C	69		100-100	C
41-60	D			100-100	D
21-40	E			100-100	E
1-20	F			100-100	F
1-20	G			100-100	G
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



Approximate Gross Internal Area = 139.6 sq m / 1502.65 sq ft

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