



PRESTIGE & VILLAGE

UK's finest properties

FAUNA CLOSE, STANMORE, HA7 4PX

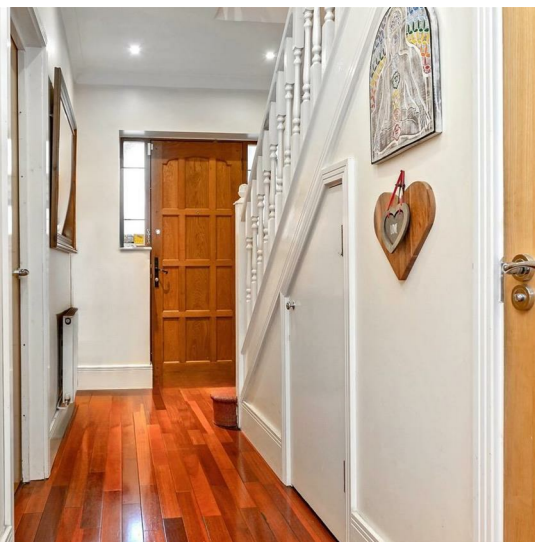




Welcome to this exquisite detached house, set within the peaceful Brockley Park development, ideally located on Fauna Close in the desirable area of Stanmore. Built in 2005, this spacious family home spans an impressive 2123 sq ft, offering a thoughtfully designed layout that meets the needs of modern family life. Featuring six well-proportioned bedrooms, two bathrooms, and a convenient guest cloakroom, the home offers plenty of space for both relaxation and entertaining.

The property enjoys a tranquil setting with no through traffic, making it an excellent environment for children to play and families to grow. The open front aspect of the house provides an unobstructed view, ensuring privacy from neighbouring properties & filling the home with natural light.

The interior is designed for maximum comfort and functionality, with a bright conservatory and two reception rooms. The TV room is perfect for unwinding, while the generously sized lounge/dining room offers ample space for entertaining or larger family gatherings. The separate kitchen with a dining area further enhances family living, and the utility room provides practical storage and space for appliances. The beautiful cherry hardwood flooring throughout the home is not only visually appealing but also easy to maintain, adding to the property's overall charm.







- Modern Detached 2123 sq ft Family Home – Contemporary design with high-quality finishes throughout.
- 6 Spacious Bedrooms – Perfect for large families or flexible use as home offices or guest rooms
- 3 Reception Rooms – Generously sized living spaces, ideal for family gatherings and entertaining
- Bright Conservatory – A seamless extension to the living space, opening to the garden for year-round enjoyment
- Arranged Over Three Floors – Offering plenty of room and flexibility for family living.
- Well-Equipped Utility Room – Provides additional storage and space for laundry appliances, enhancing convenience.
- Off-Street Parking – Driveway parking for up to two vehicles, with additional on-street parking available
- Electric Vehicle Charging Point – Ready for the future with a dedicated charging point for your electric vehicle
- Private Garden with Decking Area – Enjoy outdoor living with a secluded garden and dedicated space for entertaining
- Prime Location – Close to Stanmore Station with easy access to the Jubilee Line and local amenities





### FRONT DRIVEWAY

The front of the property offers ample parking space for multiple vehicles, ensuring convenience for residents and guests. An outdoor water tap is available for practical use, such as car washing or garden maintenance. A dedicated electric vehicle charging point is also included, future-proofing the home. Enjoy a high level of privacy, as the property is not overlooked by neighbouring homes. Garden watering system.

### ENTRANCE HALL

An elegant solid oak front door welcomes you into a spacious and inviting entrance hall, setting the tone for the rest of the home with its generous proportions and warm, welcoming atmosphere.

### RECEPTION ROOM

11'0" x 8'3" (3.37m x 2.52m)  
Versatile living space, can be used as TV room or Family room.

### GUEST CLOAKROOM

5'2" x 2'7" (1.59 x 0.81)

### KITCHEN

17'8" x 8'6" (5.38m x 2.59m)  
The bright, fitted kitchen combines style and practicality, featuring a dedicated breakfast area ideal for casual dining. A convenient hot water tap enhances functionality, while the gas hob and double oven offer excellent cooking options for meal preparation.

### MAIN RECEPTION ROOM

25'2" x 11'7" (7.68 x 3.54)  
The generous reception room provides ample space for a comfortable seating area and a large dining table, making it perfect for family gatherings and entertaining. It includes a well-maintained working fireplace with a flue. This bright, airy room flows effortlessly into the conservatory, creating an open, inviting space that leads to the garden.

### UTILITY ROOM

9'5" x 8'5" (2.88 x 2.58)  
The utility room is a practical addition, providing ample space for laundry appliances and extra storage. It also features a soft water filter.

### CONSERVATORY

11'5" x 11'4" (3.48m x 3.45m)  
The well-proportioned conservatory offers a

bright and airy space, seamlessly connecting to the private rear garden, creating the perfect spot to relax and enjoy the outdoor views year-round.

### PRINCIPAL BEDROOM

13'5" x 12'7" (4.09m x 3.84m)  
The principal bedroom is generously sized and includes built-in wardrobes for convenient storage. A walk-through wardrobe area leads seamlessly to the en-suite shower room, offering a private and stylish retreat.

### EN-SUITE - PRINCIPAL BEDROOM

9'0" x 5'6" (2.75 x 1.70)

### BEDROOM 2

12'6" x 12'2" (3.81m x 3.71m)  
Fitted wardrobes

### BEDROOM 5

10'9" x 9'0" (3.28 x 2.75)  
Currently used as a study

### BEDROOM 6

10'5" x 9'0" (3.20 x 2.75)  
Fitted wardrobes

### FAMILY BATHROOM

8'11" x 7'11" (2.73 x 2.43)

### BEDROOM 3

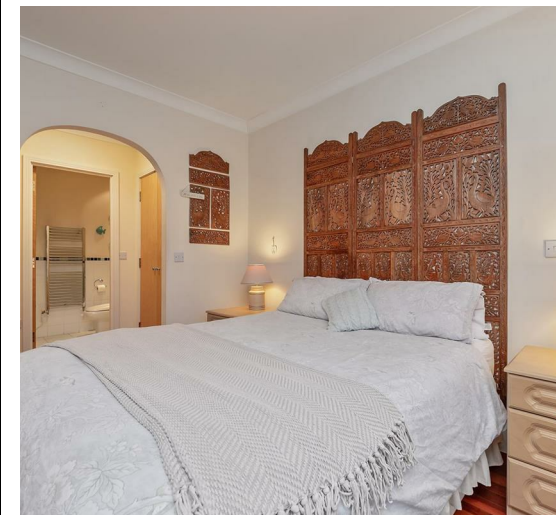
17'4" x 12'7" (5.28m x 3.84m)  
The large wardrobes provide ample storage space, while a convenient passage leads to eaves storage that spans the rear of the property, offering additional room for long-term storage needs

### BEDROOM 4

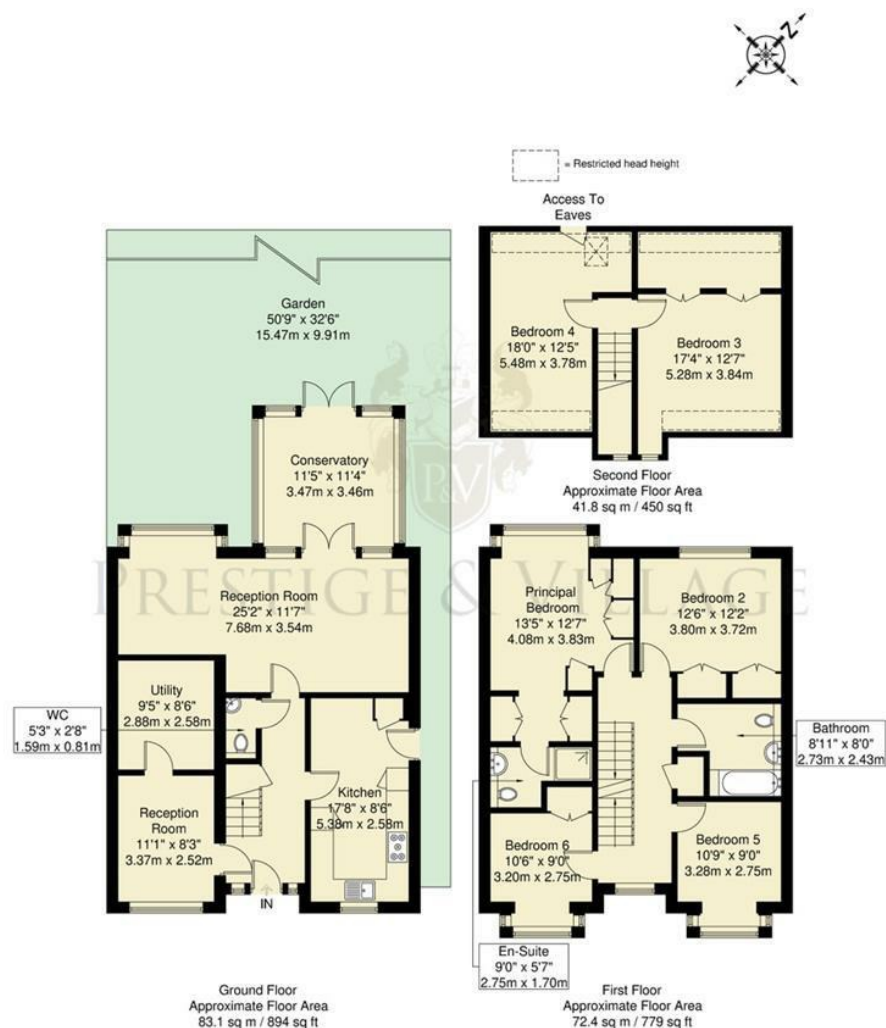
17'11" x 12'4" (5.48 x 3.78)  
Eaves storage

### REAR GARDEN

The private garden is beautifully laid to lawn, complemented by a decking area perfect for outdoor dining and relaxation. Garden watering system. Along the side access, you'll find two metal sheds, each equipped with lighting and electricity, providing practical storage space and added functionality.







Approximate Gross Internal Area = 197.3 sq m / 2123 sq ft

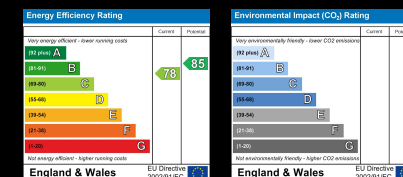
Illustration for identification purposes only, measurements are approximate, not to scale.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Located in Stanmore, this area offers fantastic access to local amenities, place of worship, transport links, and plenty of bus stops. Just a 5-minute walk to Stanmore Station and local shops, with nearby woodland walks. Top-rated schools, including North London Collegiate and Haberdashers Aske's, are also within easy reach.

Harrow  
Band G







PRESTIGE & VILLAGE

UK's finest properties

[PROPERTY@PRESTIGEANDVILLAGE.CO.UK](mailto:PROPERTY@PRESTIGEANDVILLAGE.CO.UK)

[WWW.PRESTIGEANDVILLAGE.CO.UK](http://WWW.PRESTIGEANDVILLAGE.CO.UK)

PRESTIGE & VILLAGE