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**Churchill & Mathesons**

Padelford Lane, Stanmore, HA7 4WU

£1,038 Per Week

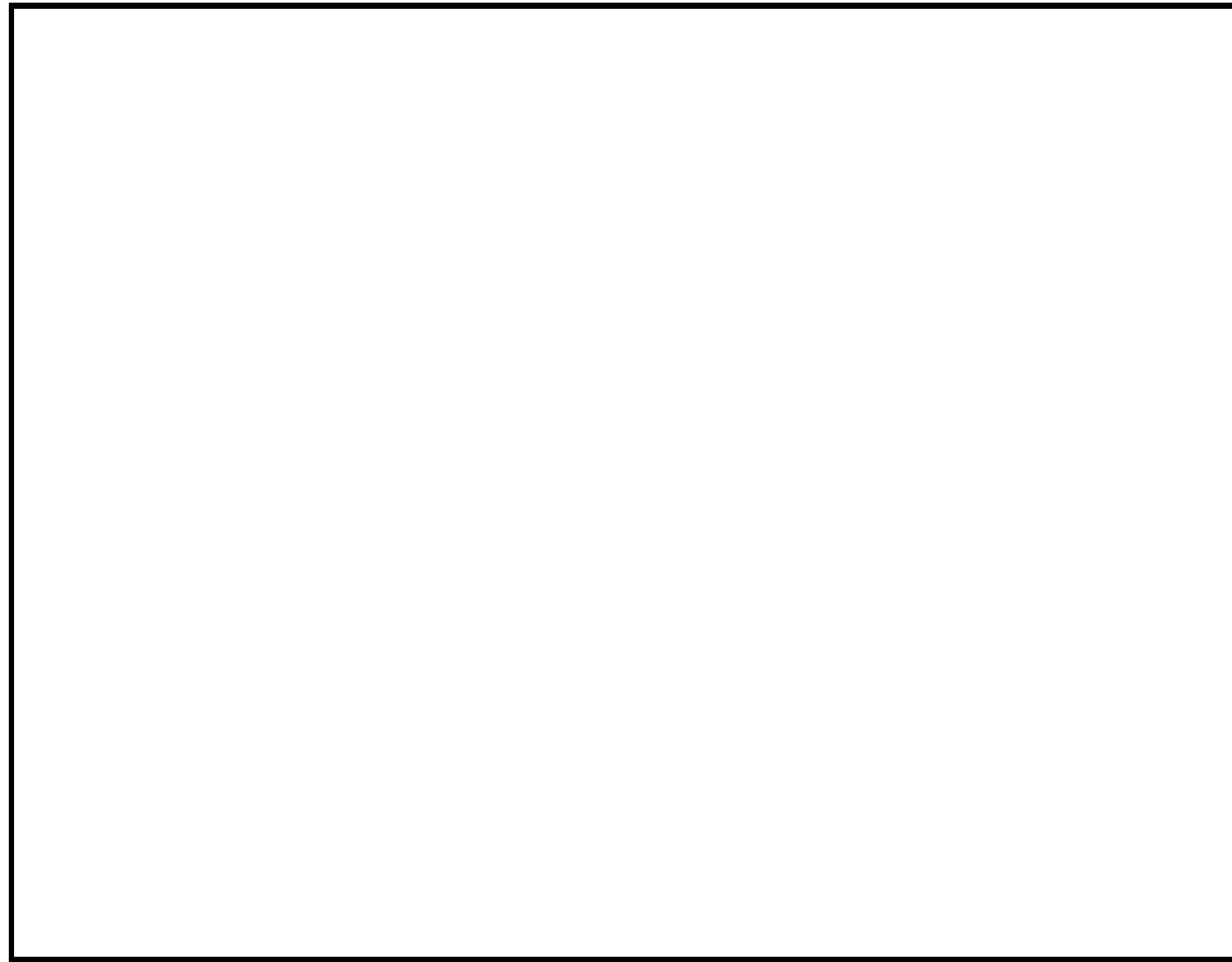


**KEY FEATURES:**

- 5 spacious bedrooms
- 3 bathrooms; 2 of them ensuite
- Study/Office
- Driveway for 2 cars
- PART FURNISHED ~ AVAILABLE NOW

Spacious and airy never let before Detached home

- \* 5 spacious bedrooms
  - \* 3 bathrooms; 2 of them ensuite
  - \* Ground floor features two main reception areas with a bay window overlooking greenery
  - \* Fully fitted kitchen/diner with conservatory offering direct access to a private and secluded rear garden
  - \* Study/Office
  - \* Downstairs WC
  - \* Converted double garage serving as an additional reception room with ample storage and garden access as well
  - \* Located on a quiet cul-de-sac on a gated development
  - \* Offered in good condition throughout
- Conveniently close to amenities in Stanmore and Bushey Heath, with easy access to public transportation  
PART FURNISHED ~ AVAILABLE NOW



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Whilst every effort is made to give a fair description, the accuracy of these particulars is not guaranteed, neither do they constitute an offer or contract.

**CHURCHILL & MATHESONS ESTATE AGENTS** have not tested any apparatus, equipment, fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Measurements are correct to within +/-6 A sonic tape is used. None of the statements contained in these particulars or any of our properties are to be relied upon as a representation of fact.