



## Brockley Hill

Stanmore

Offers over £3,000,000

A brand new, detached house finished to an impeccable standard throughout, available chain free with Davidson Frost-Wellings.

On the ground floor the house has a welcoming entrance hall, leading to a 52' reception room with an open plan kitchen, with floor to ceiling sliding windows throughout ensuring the property is filled with natural light. There is also a utility room and a shower room on this floor.

Upstairs, on the first floor, the house has an impressive master suite with a dressing room, gorgeous bathroom and a balcony. In addition, there are two further double bedrooms with fitted wardrobes with ensuite bathrooms. Heat pump and underfloor heating throughout the house.

On the lower ground floor, the house has a large entertaining space with an indoor pool, jacuzzi and sauna room.

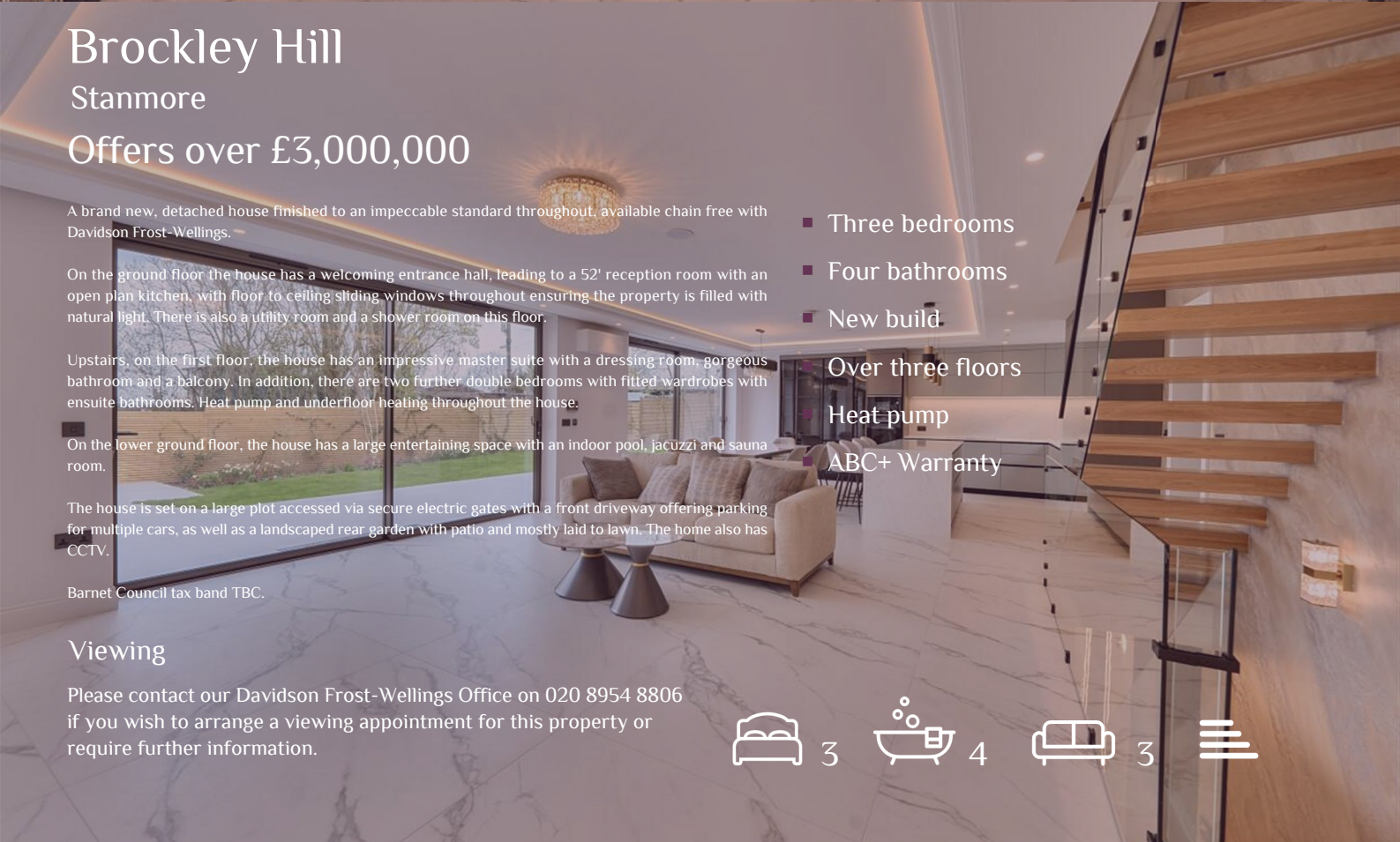
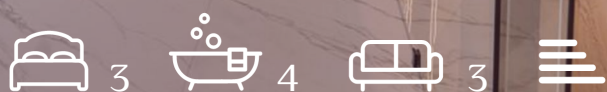
The house is set on a large plot accessed via secure electric gates with a front driveway offering parking for multiple cars, as well as a landscaped rear garden with patio and mostly laid to lawn. The home also has CCTV.

Barnet Council tax band TBC.

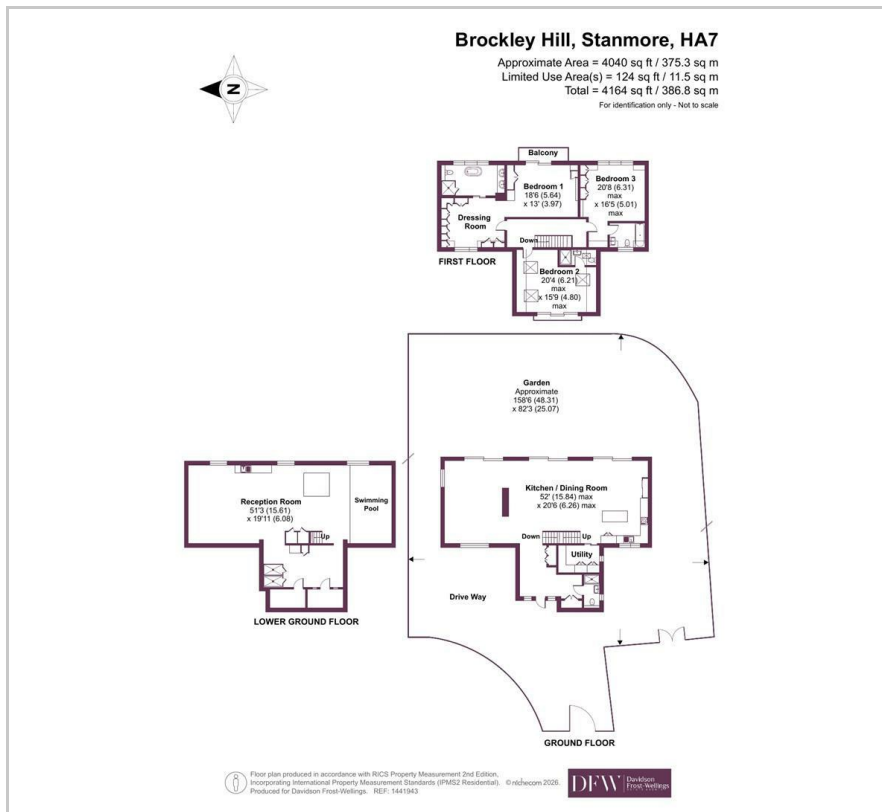
- Three bedrooms
- Four bathrooms
- New build
- Over three floors
- Heat pump
- ABC+ Warranty

### Viewing

Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan



# Area Map



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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