



Pearl & Chance

Hilltop Way, Stanmore, HA7
£985,000

2 Hilltop Way, Stanmore, HA7

Positioned in a quiet cul-de-sac just off Stanmore Hill, this four bedroom semi-detached home offers well balanced accommodation across three floors. The ground floor includes a bright through lounge, guest WC, and separate kitchen, all with access to a south facing garden with patio laid to lawn.

Upstairs there are four bedrooms, a family bathroom, and a separate WC. A large loft space, accessed via a fixed staircase, provides flexible use as a workspace or storage area.

Further benefits include an integrated garage, off street parking, and close proximity to Stanmore High Street, local transport, and schools including North London Collegiate.

- Tenure: Freehold
- Council Tax Band: F
- Four Bedrooms
- Loft Room
- South Facing Garden
- Quiet Cul-de-Sac
- Off Street Parking
- Integrated Garage
- Close to Shops







Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison VUE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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IMPORTANT: These sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.