

PROPOSED DRAWINGS

NEW DWELLING | Planning Submission

NOTES

- All dimensions to be checked on site.
- Do not scale from this drawing.
- Report any discrepancies to the architect.
- This drawing is for planning purposes only.



PROPOSED LOCATION PLAN
SCALE 1:1250



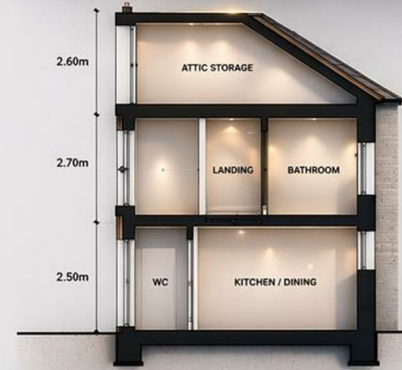
01 PROPOSED GROUND FLOOR PLAN
SCALE 1:150



02 PROPOSED FIRST FLOOR PLAN
SCALE 1:50



03 PROPOSED FIRST FLOOR (ROOF PLAN)
SCALE 1:100



04 PROPOSED FRONT SECTION
SCALE 1:100



05 PROPOSED FRONT ELEVATION
SCALE 1:100



06 PROPOSED SIDE ELEVATION
SCALE 1:100



07 PROPOSED REAR ELEVATION
SCALE 1:100



08 PROPOSED SIDE SECTION
SCALE 1:50



DRAWING STATUS: PLANNING	DRAWING NO. PL-100	REV. A	DATE: MAY 2024	SCALE: AS NOTED @ A1
------------------------------------	------------------------------	------------------	--------------------------	--------------------------------

Marsh Lane, , Stanmore, HA7 4HP

- Three spacious bedrooms
- One Reception room
- Property requires modernisation
- 1,365 sq ft of space
- Approved Planning - Reference PL/2937/25

- Two bathrooms
- Semi-detached house
- Built in the 1950s
- Close to local amenities
- Ideal opportunity for families, developers, or investors

Asking Price £825,000



Marsh Lane, , Stanmore, HA7 4HP

DESCRIPTION

Hunters Stanmore are pleased to present this semi-detached house located on the sought-after Marsh Lane. Offering an excellent opportunity for families and investors alike, this property combines generous space, a desirable location, and significant potential for improvement.

Extending to approximately 1,365 sq ft, the property comprises three well-proportioned bedrooms and offers scope for modernisation throughout, making it ideal for buyers looking to create a bespoke family home or undertake a development project. Planning permission has been approved for a single-storey front extension incorporating a porch, as well as single and two-storey side extensions, further enhancing its appeal and future potential.

The ground floor features a welcoming reception room, providing a comfortable space for everyday living or entertaining. The property also benefits from two bathrooms, ensuring convenience for family life and busy households.

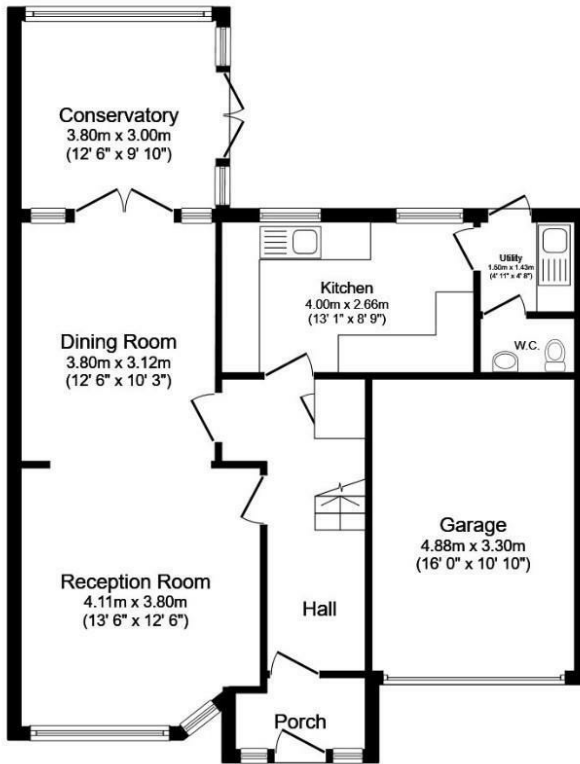
Built in the late 1950s, the home retains character while offering a solid structure and layout suitable for contemporary living. Externally, the property benefits from off-street parking for up to three vehicles, a valuable feature in this area.

Situated in a peaceful residential setting on Marsh Lane, the property is ideally located close to local amenities, schools, and transport links, making it a practical and well-connected choice.

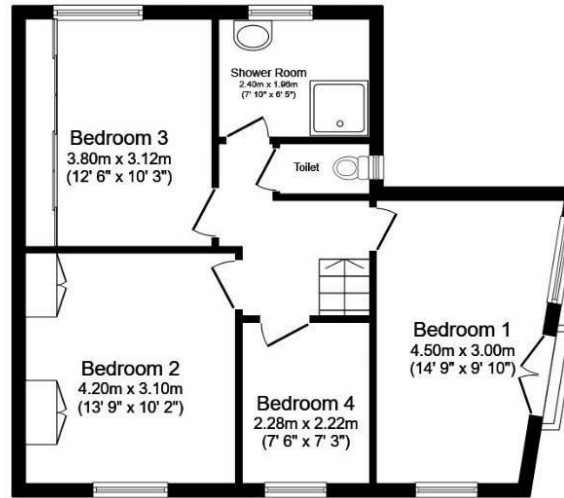
This is a fantastic opportunity to acquire a spacious home with approved planning in a desirable location. Early viewing is highly recommended.







Ground Floor



First Floor

Total floor area 130.3 sq.m. (1,403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

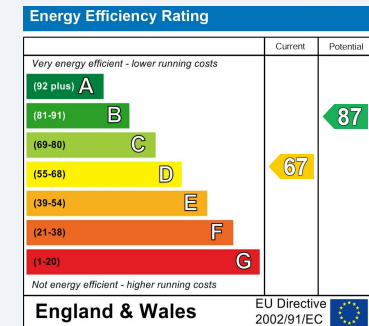
Please contact stanmore@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

