



**HINTON**  
residential

SALES, LETTINGS & MANAGEMENT

**Sandymount Avenue**

Stanmore HA7 4TY

- Three bedroom semi detached house
- Very good condition
- Large south facing garden
- Off street parking for two cars

**Asking Price of £625,000**

EPC Rating 'D'





## Property Description

A beautifully presented and maintained THREE BEDROOM SEMI DETACHED ex local authority house with OFF STREET PARKING for two cars and a very large SOUTH FACING GARDEN just moments from Stanmore Station (Jubilee Line), local amenities, shops, restaurants, bars and schools with Ofsted ratings of 'Outstanding' and 'Good'. This property offers potential for extension (STPP) and is offered to the market in very good condition throughout.



This lovely family home comprises; a spacious entrance hall, a large through lounge featuring a lovely fireplace with herringbone flooring and French doors to the garden, a separate fitted shaker style kitchen with side access to the 'lean to' leading to the garden. On the first floor there is a large master bedroom with fitted wardrobes, a second very good sized double bedroom also with fitted storage, a third larger than average single room (the current owners had a double bed in this room previously) and a family bathroom with bath, shower attachment, W.C and basin.

The rear garden is south facing, mostly laid to lawn and has a raised decked area perfect for entertaining on those summer



evenings. To the rear of the garden there is a large outbuilding which could be used as a summer house.

## Local Transport

Stanmore Station - Jubilee Line  
Canons Park Station - Jubilee Line  
Edgware Station - Northern Line

142 - Watford Junction to Brent Cross  
324 - Brent Cross to Centennial  
340 - Edgware to Harrow  
N98 - Red Lion to Stanmore

Local routes:

A41  
A1  
M1



## Local Schools

Bentley Wood - Outstanding  
Woodlands School - Outstanding  
Priestmead Primary School and Nursery - Outstanding  
North London Collegiate School - Independent  
Avanti House School – Outstanding  
Alyward nursery, infant and Junior school - Good  
Whitchurch Primary School & Nursery - Good  
Stanburn Primary School - Good  
St Johns Church of England School - Good  
Park High School - Good  
London Academy - Good  
St Josephs Catholic Primary School - Good  
Camrose Primary School and Nursery - Good  
Kenmore Park Infant School and Nursery - Good  
Canons High School - Good  
Glebe School - Good  
Tabshar of Edgware - Good  
Weald Rise School – Good

*Please note Ofsted ratings are subject to change and buyers should complete their own due diligence*

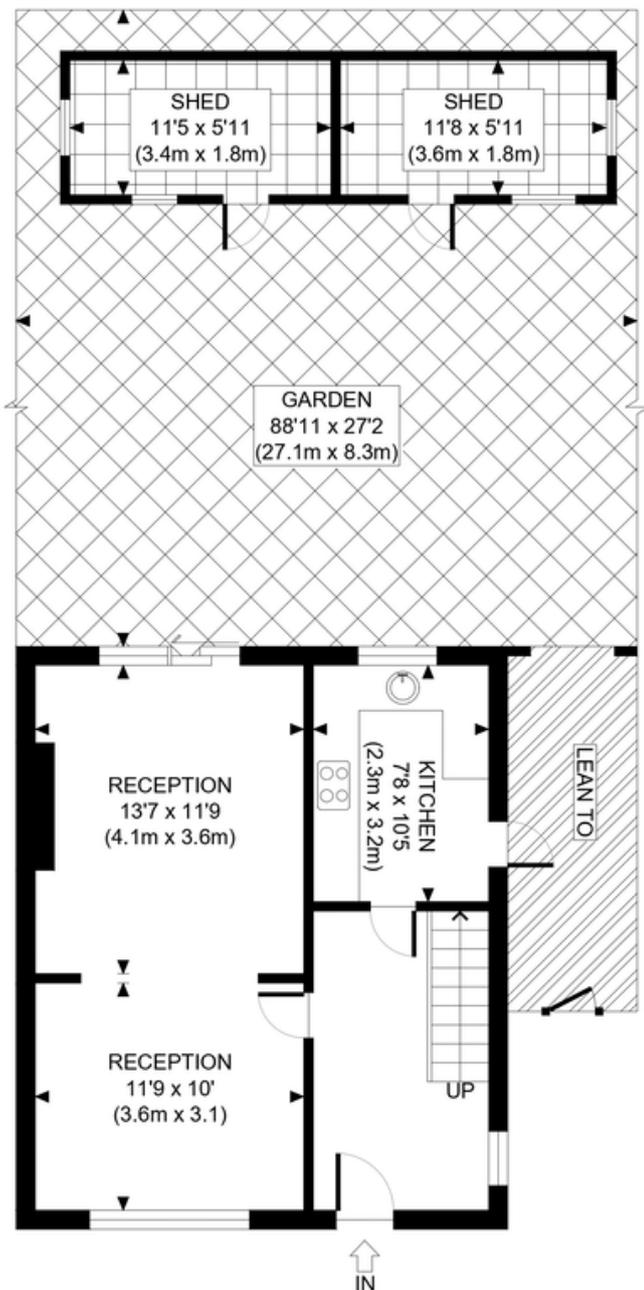


## Local Area

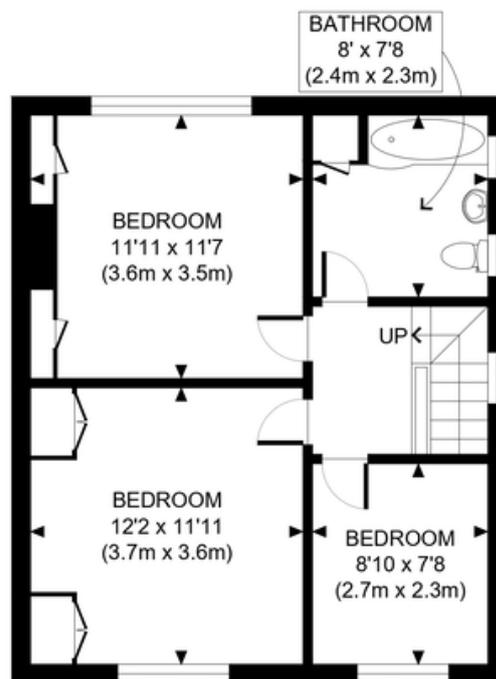
This property is located just 0.3 miles from Stanmore Broadway where you have a choice of restaurants, bars, bakeries and shopping facilities. There is plenty of activities close by to entertain the kids at the weekend including Bentley Priory, Stanmore Common and Aspire Swimming Pool. Hatch End is a short drive away where there is a wider choice of restaurants and bars.







GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 476 SQ FT



FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 483 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 959 SQ FT/ 89 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements