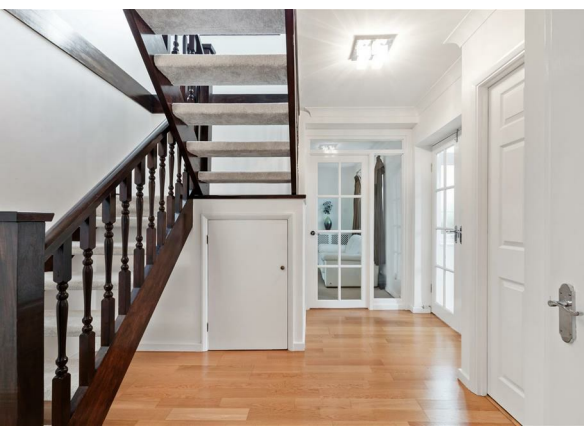
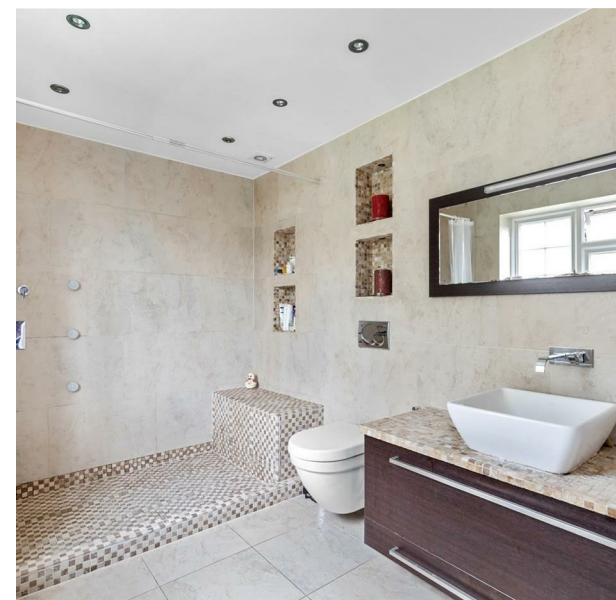


Ash Close, Stanmore, HA7
£1,195,000



Ash Close, Stanmore, HA7

£1,195,000

A beautifully presented four-bedroom detached family home peacefully positioned within a sought-after cul-de-sac off Gordon Avenue. Offering spacious and versatile accommodation, a secluded rear garden, ample off-street parking and garage access, the property is ideally located close to Stanmore High Street, excellent schools and superb transport links into Central London.

Tucked away within a peaceful cul-de-sac off the ever-popular Gordon Avenue, this attractive four-bedroom detached family home offers an excellent blend of space, privacy and convenience, all within one of Stanmore's most desirable residential settings.

Set back behind a generous frontage, the property immediately creates a welcoming first impression with ample off-street parking and access to the garage. Internally, the home provides bright and well-proportioned accommodation arranged over two floors, perfectly suited to modern family living.

The ground floor features a spacious lounge/dining room, ideal for entertaining guests or enjoying family time, alongside a separate reception room which offers flexibility for use as a TV room, study or playroom. A large utility room further enhances the practicality of the home and provides additional storage and workspace.

Upstairs, there are four well-sized double bedrooms, including an impressive principal bedroom complete with en-suite facilities. The remaining bedrooms are served by a family bathroom and offer excellent accommodation for growing families or visiting guests.

To the rear, the property enjoys a beautifully maintained garden with a secluded feel,

providing a peaceful outdoor space for relaxing, dining and entertaining throughout the warmer months.

Perfectly positioned close to Stanmore Golf Course and within easy reach of Stanmore High Street, the property benefits from an excellent selection of shops, cafés, restaurants and local amenities. The area is also particularly well regarded for its outstanding schools, including Haberdashers', North London Collegiate School, Avanti House and Bentley Wood.

For commuters, there are excellent transport links nearby including the Jubilee Line, offering direct access into Central London, as well as convenient road connections to the M1, M25 and A41.

Offering generous accommodation in a quiet and family-friendly location, this is a superb home with enormous appeal for families looking to settle in Stanmore. Internal viewing is highly recommended.







Common Road
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FIRST FLOOR
 GROSS INTERNAL
 FLOOR AREA 915 SQ FT



GROUND FLOOR
 GROSS INTERNAL
 FLOOR AREA 1185 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 2052 sq. ft / 190.62 sq. m (Including Garage)
 APPROX. GROSS INTERNAL FLOOR AREA 1882 sq. ft / 174.80 sq. m (Excluding Garage)

Floorplan is for illustrative purposes only and is not to scale.
 Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only.
 Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		