



Merrion Avenue, Stanmore, HA7

4  3  4 

OFFERS IN EXCESS OF

£900,000
(£900,000)

Property details



Key features

- **Four Bedrooms**
- **Three Bathrooms**
- **Kitchen Breakfast Room**
- **Family Room**
- **Sitting Room**
- **Conservatory**
- **Office**
- **Utility/Garage**

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Description

A 1930's semi-detached home spanning 1,748sq.ft. across three floors, extended by the current owner during their 23 years of ownership. The ground floor provides an abundance of flexible living accommodation with a family room to the front and a sitting room to the rear overlooking the garden. The kitchen breakfast room abuts the sitting room and presents an opportunity to combine these two spaces into an open plan layout if preferred, however the kitchen breakfast room already opens into the conservatory which is used as a dining room, with a separate utility room in the garage and a guest WC off the entrance hall. The first floor comprises of a principal bedroom at the rear benefitting from an en-suite bathroom and garden views, with the two front facing bedrooms sharing the family bathroom and home office also to the front. The second floor provides an additional bedroom with en-suite shower room, although it is currently arranged as a home gym. Outside Externally the rear garden is mainly laid to lawn, with well stocked borders to both sides planted with various trees and shrubs to provide privacy, and a full width patio for entertaining. To the front of the property is a driveway providing off street parking for two to three cars and a garage for storage, although currently used as a utility room. Situation The property is conveniently located for all the local amenities of Stanmore, offering excellent transport facilities with links to London and the north with Stanmore station (Jubilee line) underground station only 0.3 of a mile away and the A41, M1 and M25 all located nearby. Stanmore's three main places of worship are all within 0.5 to 1.3 miles of the property and there are several excellent private and state schools in the vicinity including North London Collegiate, Avanti House, Haberdashers, St Margaret's and Merchant Taylors. Sporting and recreational facilities are incredibly well catered for in the area with Stanmore Country Park, Stanmore Golf Club, Hartsbourne Country Club and The Grove all situated particularly close by, together with the renowned David Lloyd and Village fitness centres. Property Ref Number: HAM-64565







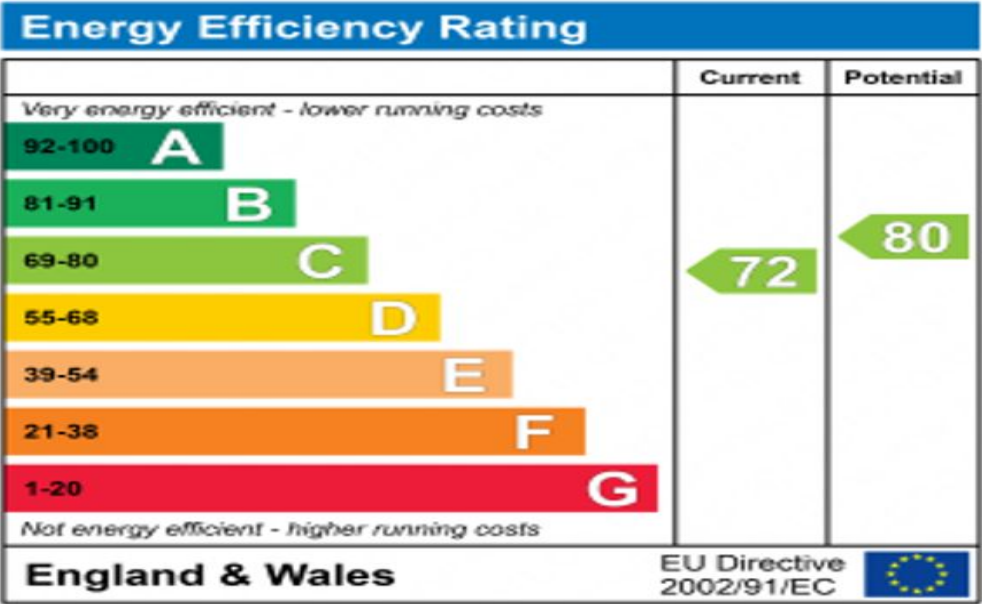




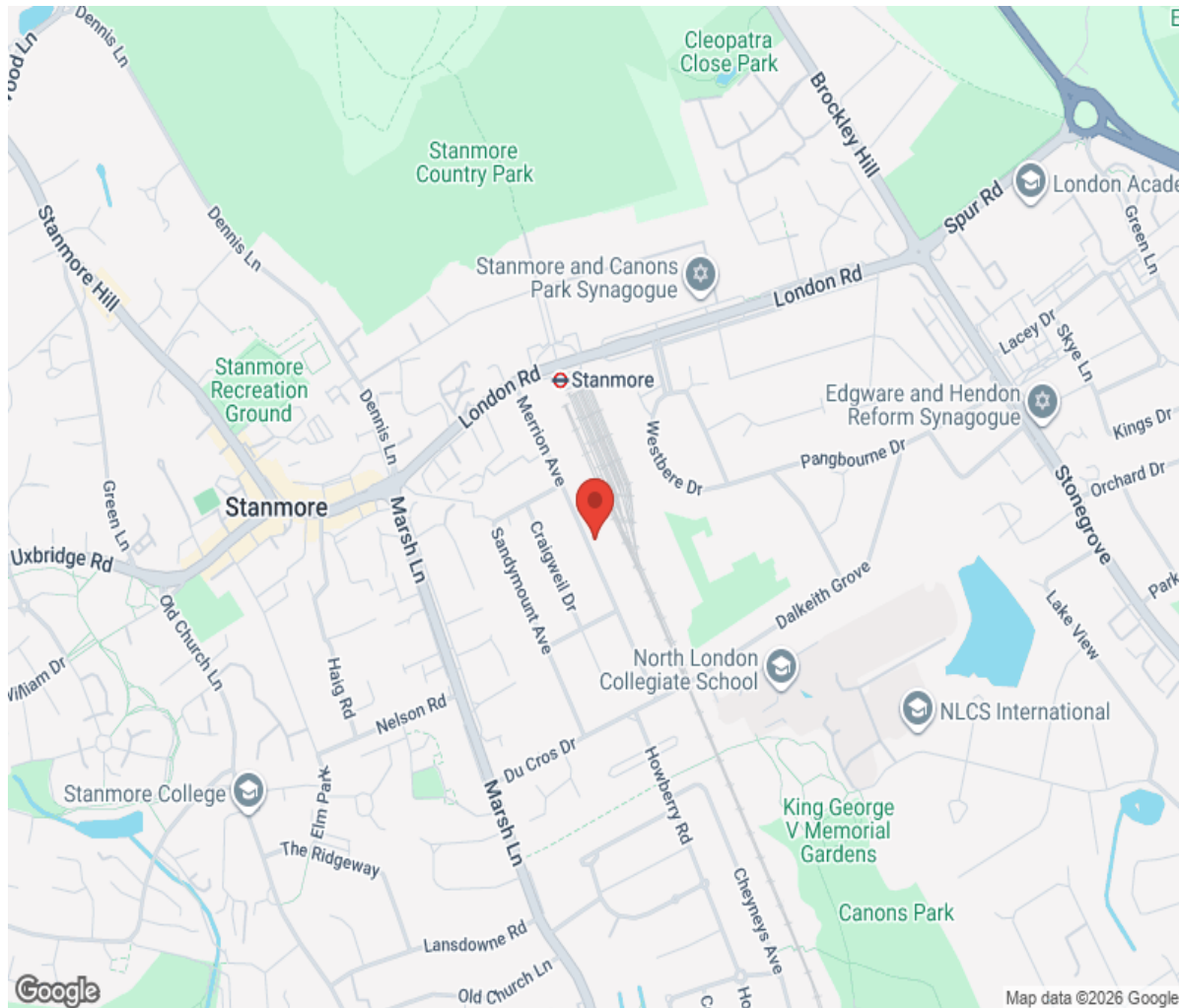








Location



Hamptons

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