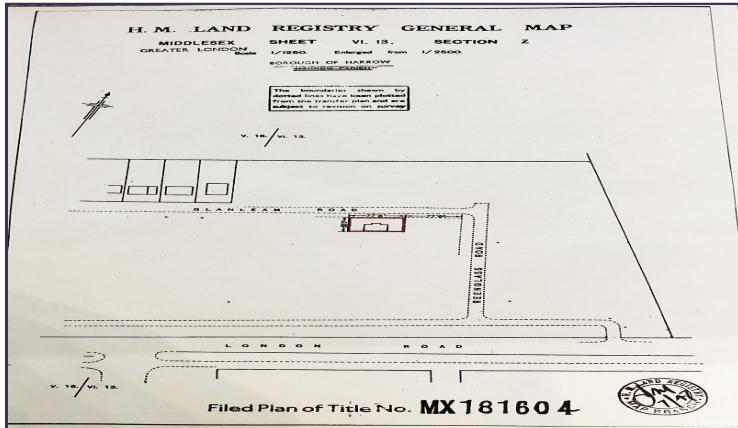


Glanlearn Road, Stanmore, HA7 4NW



- POTENTIAL TO EXTEND OR REBUILD
- 4 Bedrooms
- 2 Bathrooms
- 4 Reception Rooms
- Wave Pool Room and Gym
- South Facing Garden
- Carriage Driveway
- Private Road

£1,850,000
Subject To Contract



MELVIN JACOBS ESTATE AGENTS
Sales, Lettings & Block Management

45/47 Manor Park Crescent, Edgware, Middlesex, HA8 7LY
Tel 020 8381 2908 www.melvinjacobs.com



**MELVIN
JACOBS**

These particulars are prepared with all due care attention for convenience of intending purchasers but their accuracy is not guaranteed and they do not form any part of a contract. Purchasers must themselves check by inspection or otherwise the accuracy of these particulars prior to signing a contract



Entrance Hall

Hallway

Living Room (21' 01" x 19' 04") or (6.43m x 5.89m)

Dining Room (11' 02" x 10' 11") or (3.40m x 3.33m)

Kitchen (10' 06" x 9' 03") or (3.20m x 2.82m)

Second Kitchen/Utility Room (11' 03" x 4' 0") or (3.43m x 1.22m)

Laundry Room

WC

Morning Room (21' 04" x 10' 06") or (6.50m x 3.20m)

Sitting room (17' 01" x 11' 11") or (5.21m x 3.63m)

Hallway

Gym (19' 09" x 11' 02") or (6.02m x 3.40m)

Pool (15' 10" x 7' 06") or (4.83m x 2.29m)

Shower Room

WC

First Floor

Master Bedroom (19' 04" x 10' 11") or (5.89m x 3.33m)

En Suite

Bedroom 2 (16' 03" x 10' 06") or (4.95m x 3.20m)

Bedroom 3 (14' 04" x 10' 06") or (4.37m x 3.20m)

Bedroom 4 (11' 02" x 10' 11") or (3.40m x 3.33m)

Family Bathroom

EXTERIOR

Rear Garden

Front Garden

Carriage Driveway

Tenure

We are informed that the tenure is Freehold

Viewing

Strictly By Appointment Only. Melvin Jacobs, 020 8381 2908

Melvin Jacobs Estate Agents

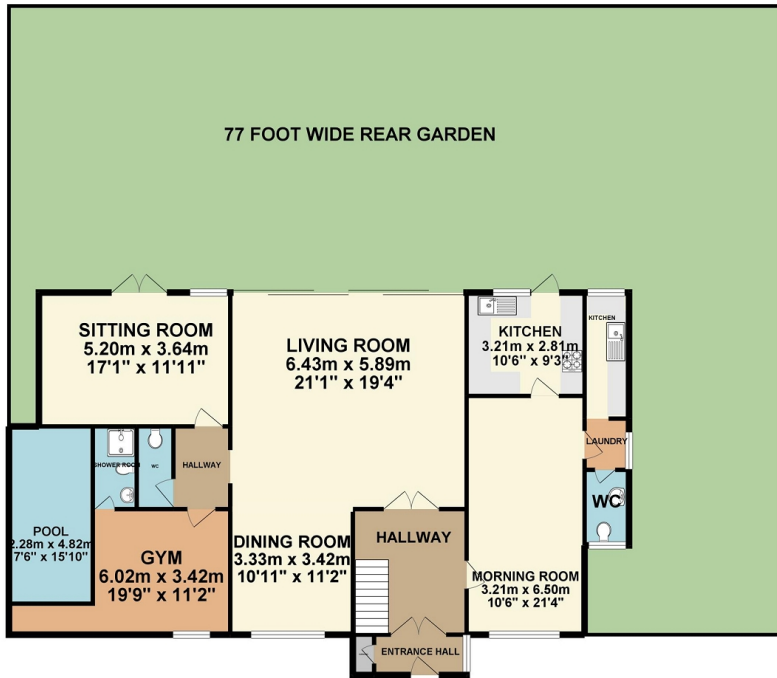
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Edgware,
Middlesex,
HA8 7LY

e: info@melvinjacobs.com

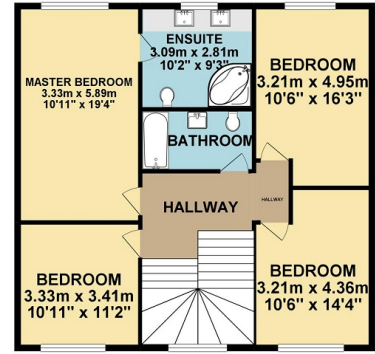
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

GROUND FLOOR 154.40 sq. m.
(1661.92 sq. ft.)



1ST FLOOR 89.65 sq. m.
(965.03 sq. ft.)



TOTAL FLOOR AREA : 244.05 sq. m. (2626.95 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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32 Glanlean Road HA7 4NW

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