



## Brockley Avenue

Stanmore

£1,375,000

A five bedroom, detached house available with multiple reception rooms on a quiet no-through road with Davidson Frost-Wellings.

On the ground floor the house has a striking entrance hall with lots of built in storage and charming features. In addition there is an L-shaped reception and dining room with air conditioning, sliding doors leading to the rear garden and a feature fireplace. There is also a separate eat-in kitchen, a second reception/garden room, utility room, downstairs WC and an integrated garage.

Upstairs the house has an impressive master bedroom with dressing area, built in wardrobes and an en suite bathroom. There are also three further double bedrooms, a fifth study bedroom and a family bathroom.

The house is available with extension potential (subject to planning permission), a carriage driveway providing off street parking for multiple cars and a large rear garden nearly 80' in length.

Barnet Council tax band C.

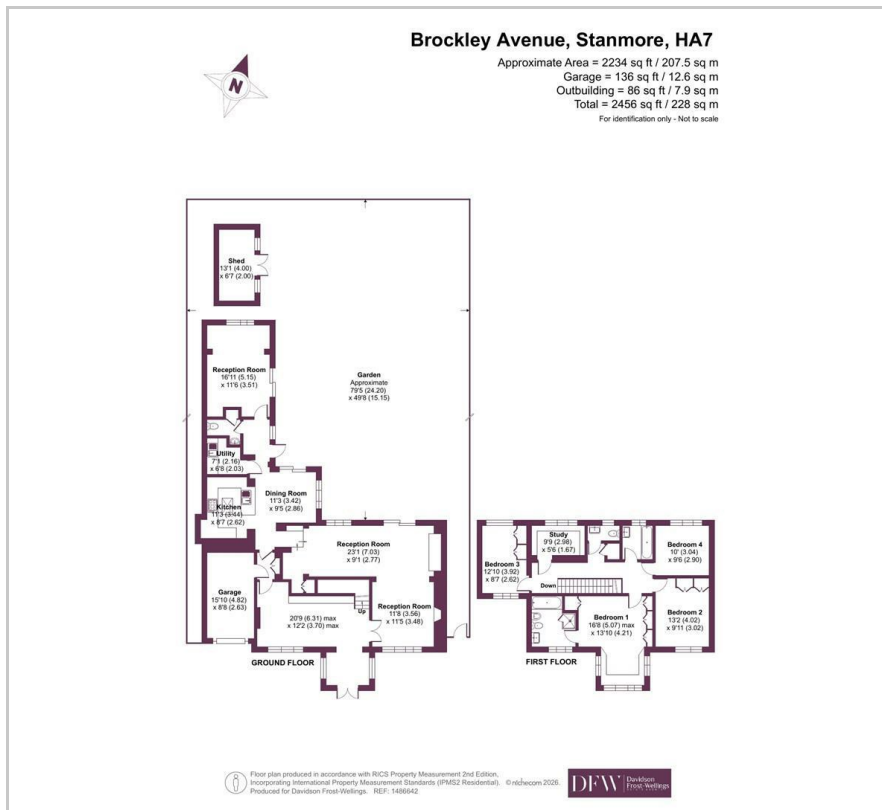
- Five bedrooms
- Multiple reception rooms
- Air conditioning
- Carriage driveway
- Large garden
- Detached freehold

### Viewing

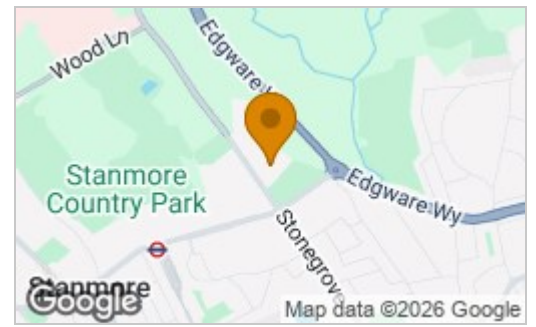
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



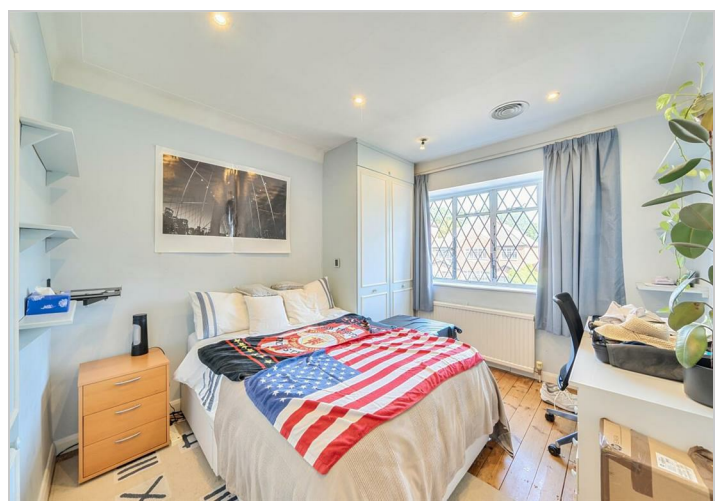
# Floor Plan



# Area Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>57</b>	<b>68</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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