



## Uxbridge Road Stanmore £1,400,000

An immaculately presented five-bedroom, five bathroom detached house set behind a deep and gated carriage driveway, boasting a large south facing, secluded rear garden.

The property offers over 3,234 sq ft. of internal lateral space. The ground floor encompasses of two large open plan reception rooms, an impressive luxury fitted German kitchen with breakfast bar and additional dining area. Other features include an additional and separate reception room, ground floor shower room, utility room and extra WC. To the first floor are four large bedrooms and three bathrooms (two of which are ensuites). Completing the property on the second floor is another double bedroom with ensuite bathroom. Further benefits include a substantial carriage driveway, providing parking for numerous cars, a garage and to the rear of the property a south facing garden. The property has considerable scope for extension due to substantial space throughout (STPP)

The property is conveniently located for all the local amenities of Stanmore, offering excellent transport facilities with links to London.

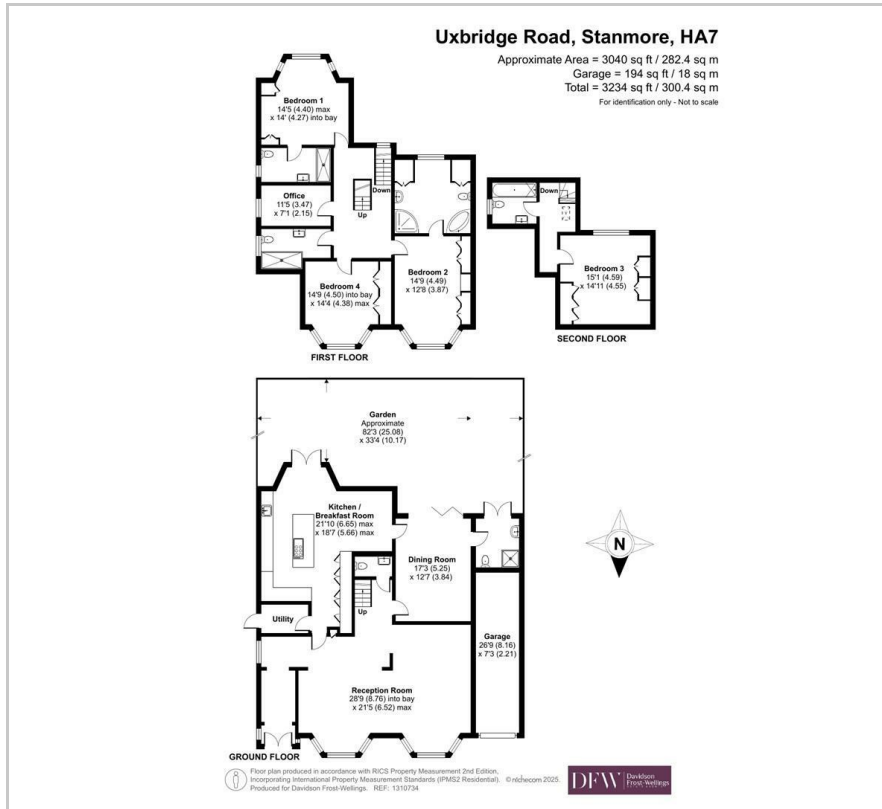
- Five bedrooms
- Five bathrooms
- Chain free
- Off street parking
- Good condition
- Gated detached house

### Viewing

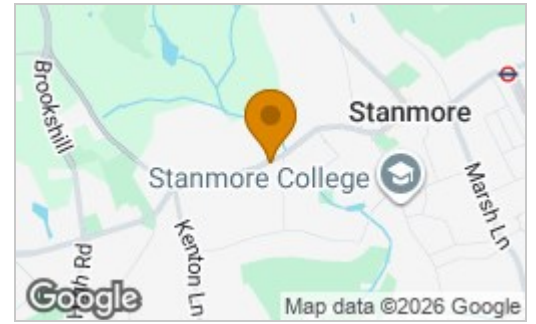
Please contact our Davidson Frost-Wellings Office on 020 8954 8806 if you wish to arrange a viewing appointment for this property or require further information.



# 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>		<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>51</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.