



## Padelford Lane

Stanmore

£1,350,000

Davidson Frost-Wellings are pleased to present this double fronted, six bedroom, three bathroom, detached house in a private and secluded road in Stanmore.

On the ground floor, the house has a double reception room over 34' in length with a bay window and patio doors leading to the garden. There is also a spacious L-shaped kitchen adjoining a bright conservatory offering great space for modern family life. In addition is a useful utility room, guest WC, a good sized study and access to the adjoining double garage.

On the first floor is the master bedroom with en suite bathroom, with built-in wardrobes. There is an additional double bedroom, single bedroom currently in use as a fully-fitted home office, and a fourth bedroom currently configured as a separate, built-in, walk-in closet. On the top floor is a large bedroom suite with balcony and ensuite bathroom, and another double bedroom.

This house has been maintained to an impeccable standard by the current owners, spanning nearly 2,900 square feet, securely positioned within a secure gated community, giving a true sense of grandeur and tranquility to its residents. Off street parking is available on the driveway or within the large double garage.

Harrow council tax band C.

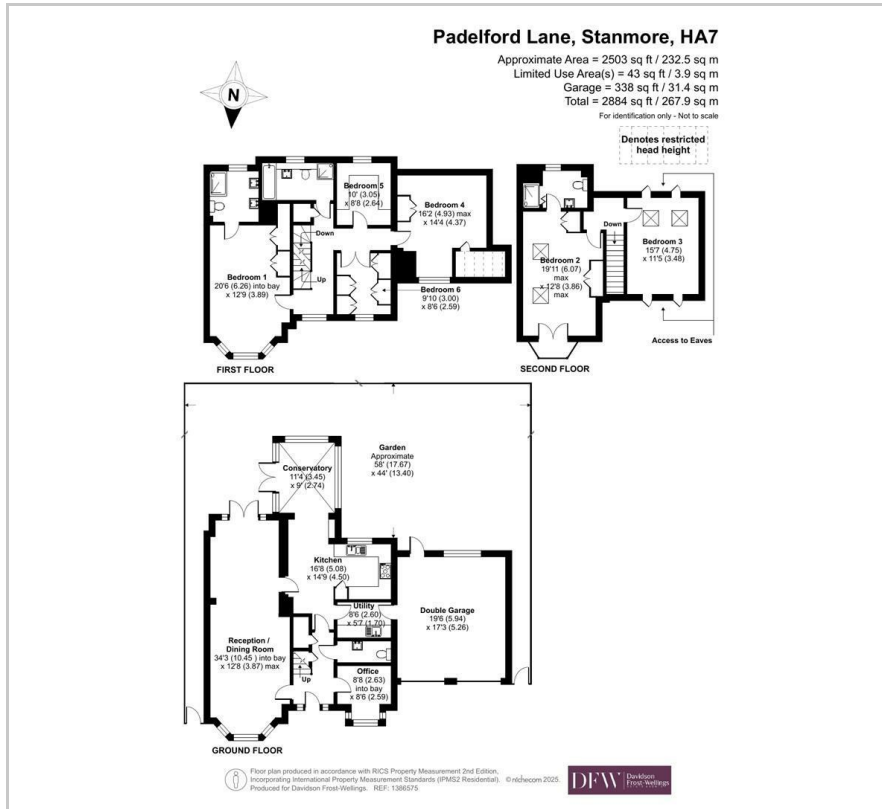
### Viewing

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.

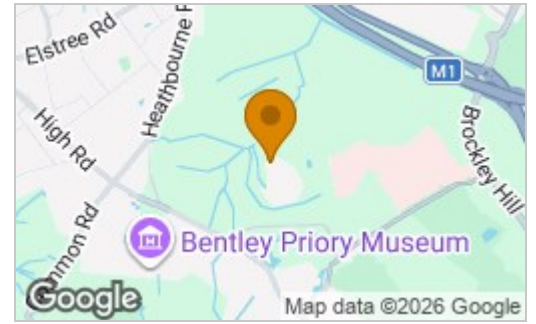
- Six bedrooms
- Three bathrooms
- Integral Double Garage
- Multiple reception rooms
- Conservatory
- South Facing Rear Garden with Patio & Garden Shed



# 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>78</b>	<b>83</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>England &amp; Wales</b>	EU Directive 2002/91/EC	



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