



## 59 Du Cros Drive

Stanmore, HA7 4TL

**Guide Price £950,000**

This stunning 4 bed well balanced semi-detached family home has been extended and refurbished throughout to a high standard, creating a contemporary space of approximately 1,850 square feet arranged over three floors.

The ground floor features an impressive L-shaped open-plan kitchen/living space with a 25 ft reception leading into a full-width kitchen/diner across the rear of the property. The sleek modern kitchen offers white high-gloss units, stone work surfaces, a central island with breakfast bar, ceramic hob and extractor, with oversized sliding patio doors opening onto the landscaped patio/ garden

The original garage has been cleverly converted to provide a versatile fourth bedroom or playroom/home office, and there is also a downstairs WC and separate utility room off the kitchen.

On the first floor there are currently two generous bedrooms, a family bathroom and a separate WC. There is clever use of the large landing with a generous office/study area. The loft has been very well converted to create an impressive 20 ft principal bedroom with its own en-suite.

The property further benefits from off-street parking to the front and is set in a very convenient residential location being 0.5 miles from Stanmore station (Jubilee line) offering direct services into Central London and Docklands. The very popular Aylward Primary and the renowned North London Collegiate Schools are also just minutes minutes walk away.

### Viewing

Please contact our Abbots Langley Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

- Rarely Available Immaculately Presented Four Bedroom Semi Detached Family Home
- Over 1800 Square Feet of Flexible Living Space
- Stunning' L'-Shaped Open Plan Kitchen And Living Space
- Ground Floor Underfloor Thermo Smart Controlled Heating
- A Fourth Bedroom, Playroom Or Home Office
- Spacious Loft With Lovely Master En Suite
- Spacious Feel Throughout
- Impressive Landscaped Wide Rear Garden & Patio Areas
- 10 Min Walk to Stanmore (Jubilee) and 20 mins to Edgware (Northern Line) Stations
- Very Close To Aylward Primary School and North London Collegiate Independent School



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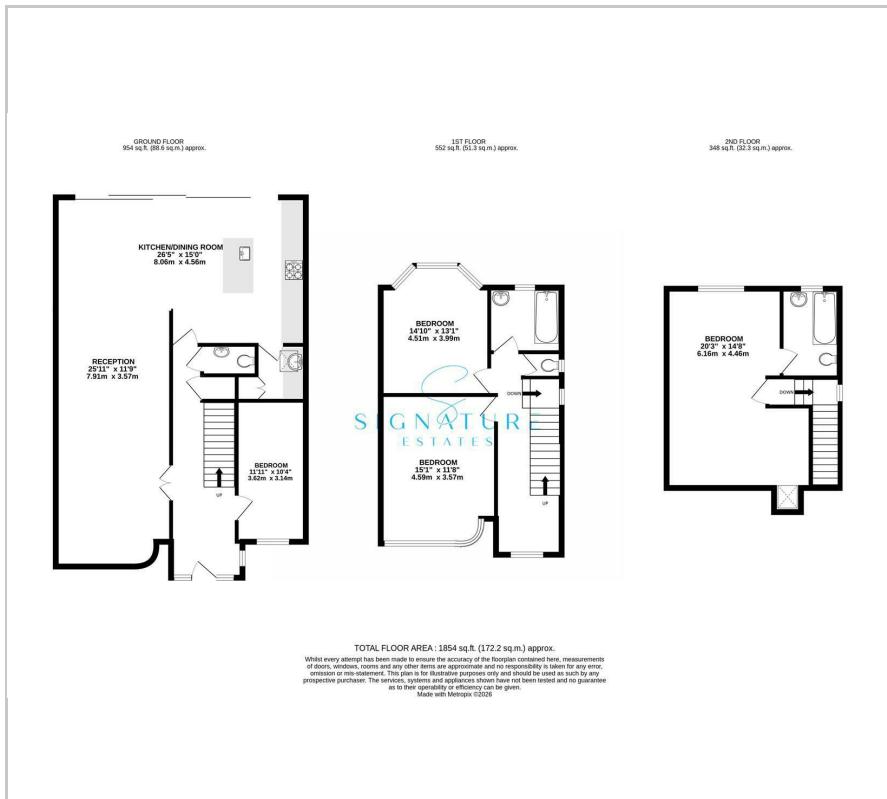


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D

## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) <span style="background-color: green; color: white; padding: 2px 5px;">A</span>			
(81-91) <span style="background-color: lightgreen; color: black; padding: 2px 5px;">B</span>		80	
(68-80) <span style="background-color: yellow; color: black; padding: 2px 5px;">C</span>		62	
(55-68) <span style="background-color: orange; color: black; padding: 2px 5px;">D</span>			
(38-54) <span style="background-color: red; color: black; padding: 2px 5px;">E</span>			
(21-38) <span style="background-color: darkred; color: black; padding: 2px 5px;">F</span>			
(1-20) <span style="background-color: black; color: white; padding: 2px 5px;">G</span>			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			



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