

**Asking price of £749,950**  
**St. Andrews Drive, Stanmore, HA7**



- Extended to rear & side
- Four Bedrooms
- Two Bathrooms
- Three Receptions
- Attached garage
- Scope to extend further
- Close to station
- Catchment of good schools
- Large Rear Garden
- Off Street Parking

Your chance to own a large family home in a great location. The house has four bedrooms (all on the 1st floor) three reception rooms and two bathrooms and attached garage. There is off street parking to the front for 2/3 cars and a big family garden to the rear. The house has a newly fitted kitchen and scope to extend further to the rear & loft. The property is a short walk to Canons Park Station and in the catchment of sought-after local schools (including Avanti) call now to book your viewing.



# St. Andrews Drive, Stanmore, HA7

Outside Front

Photo 27



Lounge  
13'9" x 11'4" (4.19m x 3.45m)

Bedroom 1  
15'4" x 10'11" (4.67m x 3.33m)

Family Room  
11'7" x 10'0" (3.53m x 3.05m)

Family Bathroom

Rear Garden

Hallway



Photo 8

Photo 2

Kitchen  
10'8" x 7'9" (3.25m x 2.36m)

Photo 4

Photo 21

Photo 17



Photo 3

Photo 12

Bedroom 2  
14'9" x 10'11" (4.50m x 3.33m)

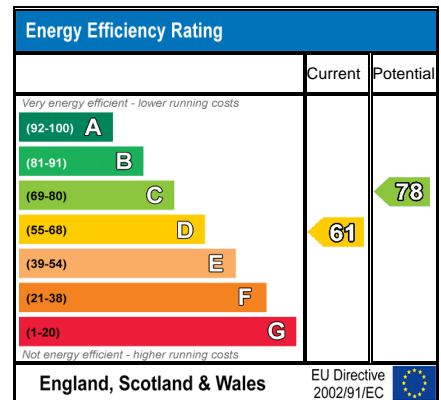
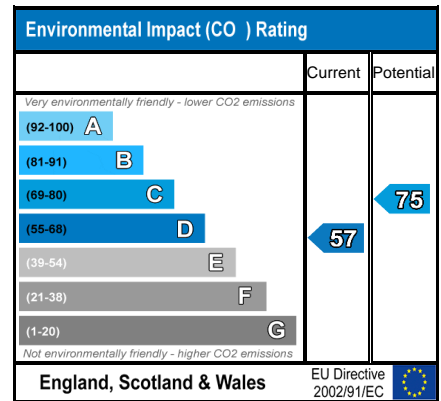
Rear View

Bathroom  
7'10" x 5'8" (2.39m x 1.73m)

Photo 23

Photo 26

Bedroom 3  
13'11" x 7'2" (4.24m x 2.18m)





Total floor area 128.0 sq. m. (1,495 sq. ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

#### VIEWING BY APPOINTMENT WITH AGENTS ANDERSON BROWN & CLARKE

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W: www.abandcsales.co.uk

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**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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