



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Water Gardens, Stanmore

4 Bed Detached

Council tax band: TBC Tenure: Freehold

Guide Price **£1,000,000** STC  
**FOR SALE**



**grove**  
residential

297 Hale Lane  
Edgware  
Middlesex  
HA8 7AX

t: 020 8958 8958  
f: 020 8958 2300  
e: [info@groveresidential.co.uk](mailto:info@groveresidential.co.uk)  
w: [www.groveresidential.co.uk](http://www.groveresidential.co.uk)

Company No: 9632012

VAT Reg. No: 217 0421 50

Registered Address: 297 Hale Lane, Edgware, Middlesex, HA8 7AX

 The Property  
Ombudsman

 **APPROVED CODE**  
TRADING STANDARDS.GOV.UK

 **naea | propertymark**  
**PROTECTED**

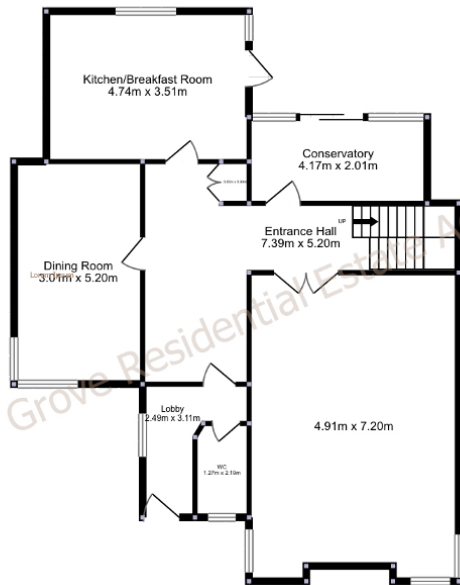
 **arla | propertymark**  
**PROTECTED**



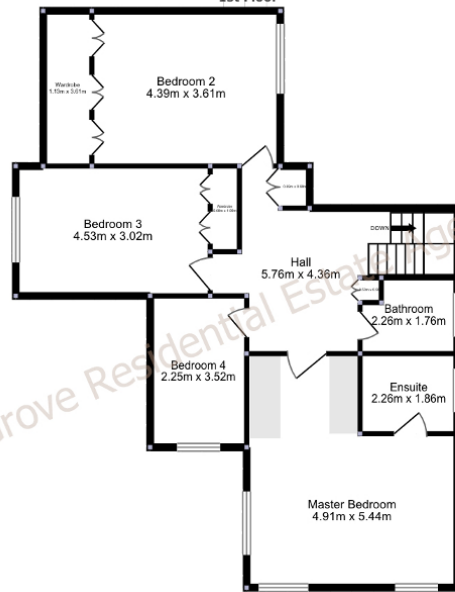
Total Floor Area  
103.87m<sup>2</sup>

Total Floor Area  
88.77m<sup>2</sup>

Ground Floor



1st Floor



## Key Features

- Detached 4 Bedroom Home
- Lounge/Dining Room
- Eat In Kitchen/Breakfast Room
- Formal Dining Room + TV Room
- Chain Free Sale
- Family Bathroom + Ensuite

## Summary

We delight in offering this gorgeous large 4 bedroom detached home to the market, located in this quiet cul de sac in Stanmore. This property is presented to the market as a chain free sale and benefits from large living space throughout. The property has been priced to sell - View Now to avoid missing this rare property to the mark

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70   C	79   C



The particulars have been prepared with all due care and attention, for the convenience of intending purchasers/tenants. Their accuracy is not guaranteed and they do not form any part of a contract. Purchasers/tenants should check by inspection the accuracy of the particulars prior to signing a contract.