



Priory Drive, Stanmore, HA7 3HN

Price Guide £4,000,000 Council Tax Band H

**REAL ESTATES**  
Est.1981

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Discreetly set back from this private road behind a substantial driveway, REDROOF benefits from magnificently designed gardens to the front and both sides, set on a favourable plot of 0.56 of an acre.

This unique detached family home is located on Stanmore's most prestigious residential road. Interior designed and remodelled by the current owners a few years ago to provide spacious entertaining areas which are bathed in natural light. A spectacular reception hall with glass balustrade staircase ascends to the 1st floor, an exceptional kitchen/family/entertaining room which has been extended into the garden and is fitted with full height sliding doors, allowing this area to flow seamlessly into the main garden. A formal principal reception room adjoins the Japanese garden, a large home office with adjoining communications room, a utility room and guest cloakroom.

The 1st floor comprises a sumptuous principal suite with dressing room and large luxurious bathroom, a 2nd bedroom suite, 3 further double bedrooms and a large family bathroom. Externally, there is a double garage and ample parking on the driveway.

This prestigious home is conveniently located for Stanmore's amenities including excellent transport facilities with links to London and the north with Stanmore (Jubilee line) tube station and the M1, M25 and A41 all located nearby. Sporting and recreational facilities are incredibly well catered for with Stanmore, The Grove and Grimsdyke golf clubs situated particularly close by.





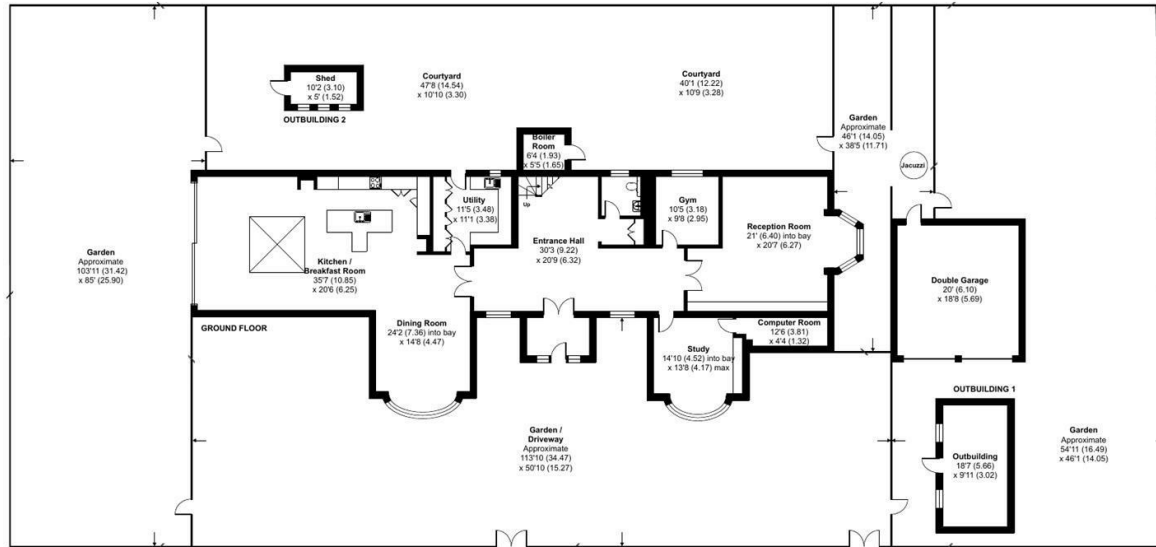
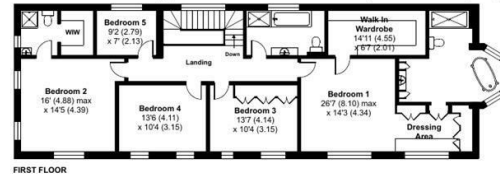
# Red Roof, Priory Drive, Stanmore, HA7

Approximate Area = 4464 sq ft / 414.7 sq m (includes garage and excludes boiler room)

Outbuildings = 238 sq ft / 22.1 sq m

Total = 4702 sq ft / 436.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Andrew Grant. REF: 948400

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	75	78
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

EU Directive



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