



Padelford Lane, Stanmore, HA7 4WU
Price Guide £1,050,000 Freehold Council Tax Band G

REAL ESTATES
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Real Estates are delighted to bring to the market this FOUR BEDROOM family home located in Bentley Grove, a tranquil estate surrounded by green woodland developed by Crest Nicholson in 2006.

This modern DETACHED property offers spacious living areas, including a double-aspect reception room, fitted kitchen/breakfast room, cinema room, utility area and integral garage. The first floor comprises the principal bedroom with en suite, three additional bedrooms, and a family bathroom. There is potential to convert the loft space too (STPP).

The house boasts a secluded rear garden and private off-street parking for multiple cars.

Padelford Lane is a GATED road located between Stanmore and Bushey Heath, providing access to local shops and restaurants as well as transport links and excellent schools.

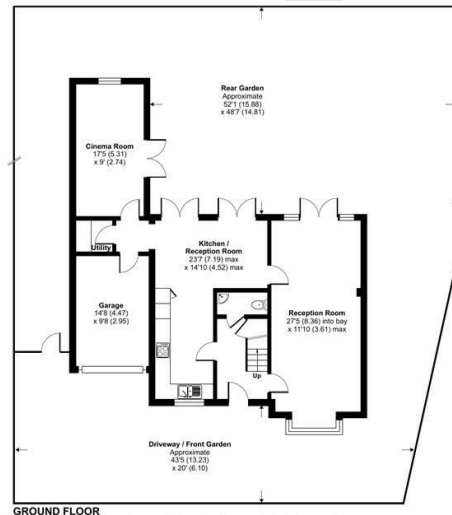




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Approximate Area = 1554 sq ft / 144.3 sq m
 Garage = 142 sq ft / 13.1 sq m
 Total = 1696 sq ft / 157.4 sq m

For identification only - Not to scale



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © richcom 2024. Produced for Real Estates. REF: 1097735

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91	71	81
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
EU Directive			

