

## Valencia Road, Stanmore



This exceptional family residence offers a high specification of state-of-theart technology, highlighted by close circuit CCTV, ambient lighting and surround sound audio throughout.

A luxuriously appointed 5 bedroom, 5 bathroom family home fronted by carriage driveway capable of hosting 8 to 10 cars and a large double garage. The 200ft garden to the rear incorporates a stunning villa-style heated swimming pool whilst the top floor of this property boasts a totally secluded "sun trap" decked terrace measuring approximately 20ft x 15 ft.

Valencia Road is arguably the finest and most sought after address in Stanmore, in easy proximity to Stanmore Station, Stanmore shopping amenities, the principal A roads in and out of Central London and of course direct accessibility to some of the finest state and private schools in the south east of the country.

IMPORTANT NOTICE: 1. These particulars are prepared for guidance purposes only. They are intended to give a fair overall description of the property but are not intended to constitute any part of an offer or contract. 2. Nothing in these particulars shall be or deemed to be a statement that the property is in good structural condition or otherwise nor that any service appliance, equipment or facilities are in good working order. 3. Whilst all the information contained in these particulars whether in text, plan or photograph is given in good faith, intending purchasers must make their own enquires as to the accuracy of all matters upon which they intend to rely.



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## **Accommodation and Amenities**

Large Marble Tiled Entrance Hall 16'3 (5.1m) X 8'6 (2.61m) \* Family Room 11'6 (3.66m) X 10'8 (3.27m) \* Formal Dining Room 20'7 (6.2m) X 12'10 (3.92m) \* Principle Reception Room 21'1 (6.3m) X 12'11 (3.9m) \* Gymnasium 16'2 (4.93m) X 10'9 (3.28m) \* Kitchen/Breakfast Room 27'3 (8.18m) X 10'3 (3.15m) \* Utility Room \* Guest Cloakroom \* Master Bedroom 20'0 (5.98m) X 2'11 (3.94m) With En Suite Shower Room And Dressing Room \* Bedroom Two 10'9 (3.44m) X 9'11 (3.03m) With En Suite Shower Room \* Bedroom Three 16'1(5.05m) X 10'3(3.15m) With En Suite Dressing Room And Shower Room \* Bedroom Four 11'10 (3.49m) X 9'11 (3.03m) With En Suite Shower Room \* Bedroom Five 21'1 (6.31m) X 10'4 (3.17m) With En Suite Shower Room \* Separate WC \* Second Floor Sun Terrace Approx 20'x15' \* Stunning 200ft Plus Garden To The Rear \* Heated Swimming Pool \* Double Garage \* Carriage Driveway With Parking For 8 To 10 Cars\* Ambient Lighting And Surround-Sound Stereo System Throughout House \* CCTV X 4 Cameras

## £2,100,000 Freehold

## **JOINT SOLE AGENTS**

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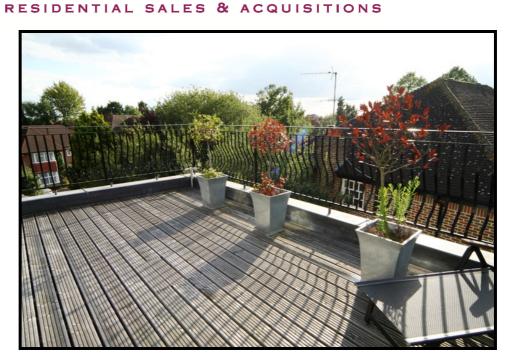
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