



## St. Andrews Drive

Stanmore, HA7 2LZ

**Offers in excess of £850,000**

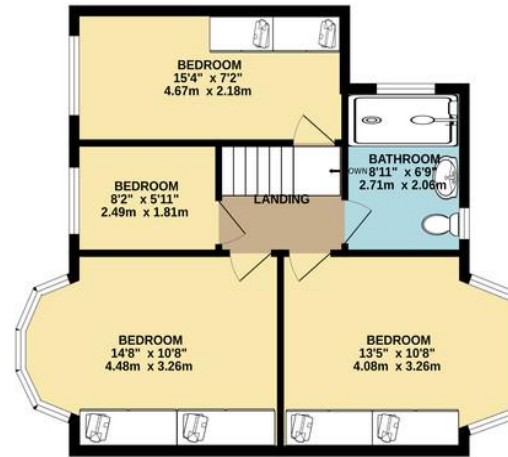
A beautifully presented and modernised four bedroom semi-detached property located close to Park High, Whitchurch, Avanti and Stanburn schools. Centenary Park and Canons Park Station are within close walking distance. This stunning property has a through lounge / dining room, separate reception room, modern kitchen with separate utility room, ground floor guest wc and a modern shower room / wc upstairs. EPC Rating: D.



GROUND FLOOR  
766 sq.ft. (71.1 sq.m.) approx.



1ST FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1302 sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating: D

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