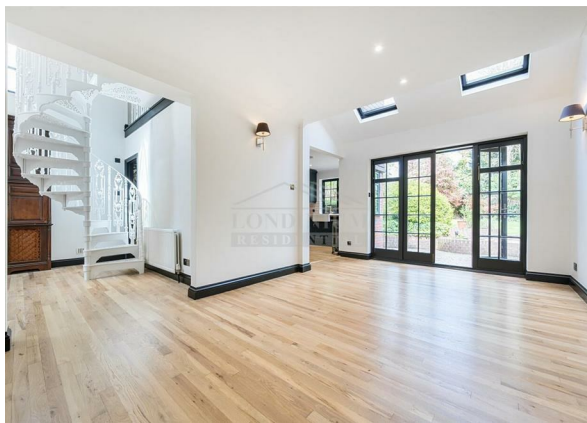
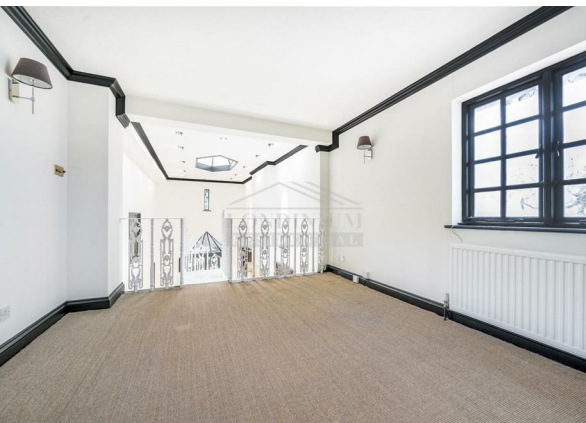
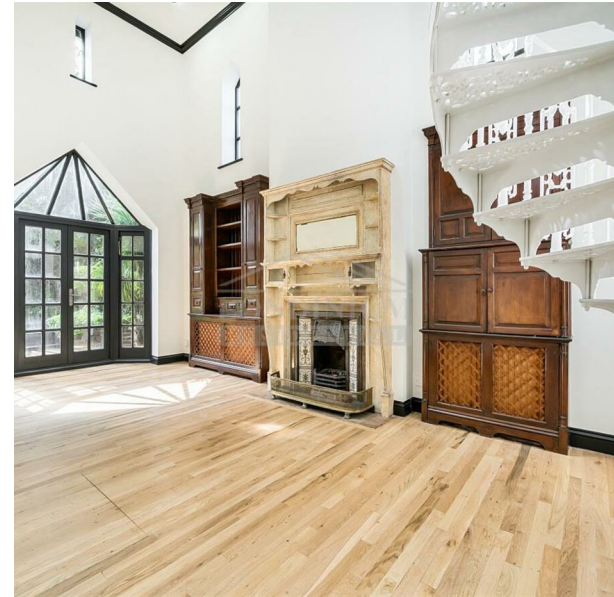
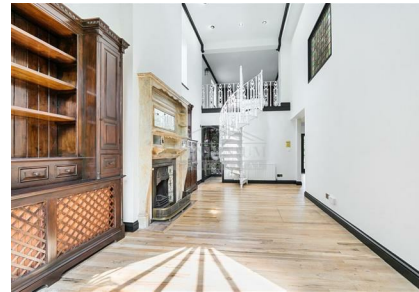


44 Temple Mead Close, Stanmore, HA7 3RG
£1,100,000



44 Temple Mead Close, Stanmore, HA7 3RG

£1,100,000

Council Tax Band: F

Nestled in a quiet cul-de-sac just off the sought-after Gordon Avenue, this beautifully presented character home offers the perfect blend of period charm and contemporary living. With a garage and a delightful rear garden that enjoys shared access to a babbling brook, this property is a true hidden gem.

Offered chain free, freehold and vacant.

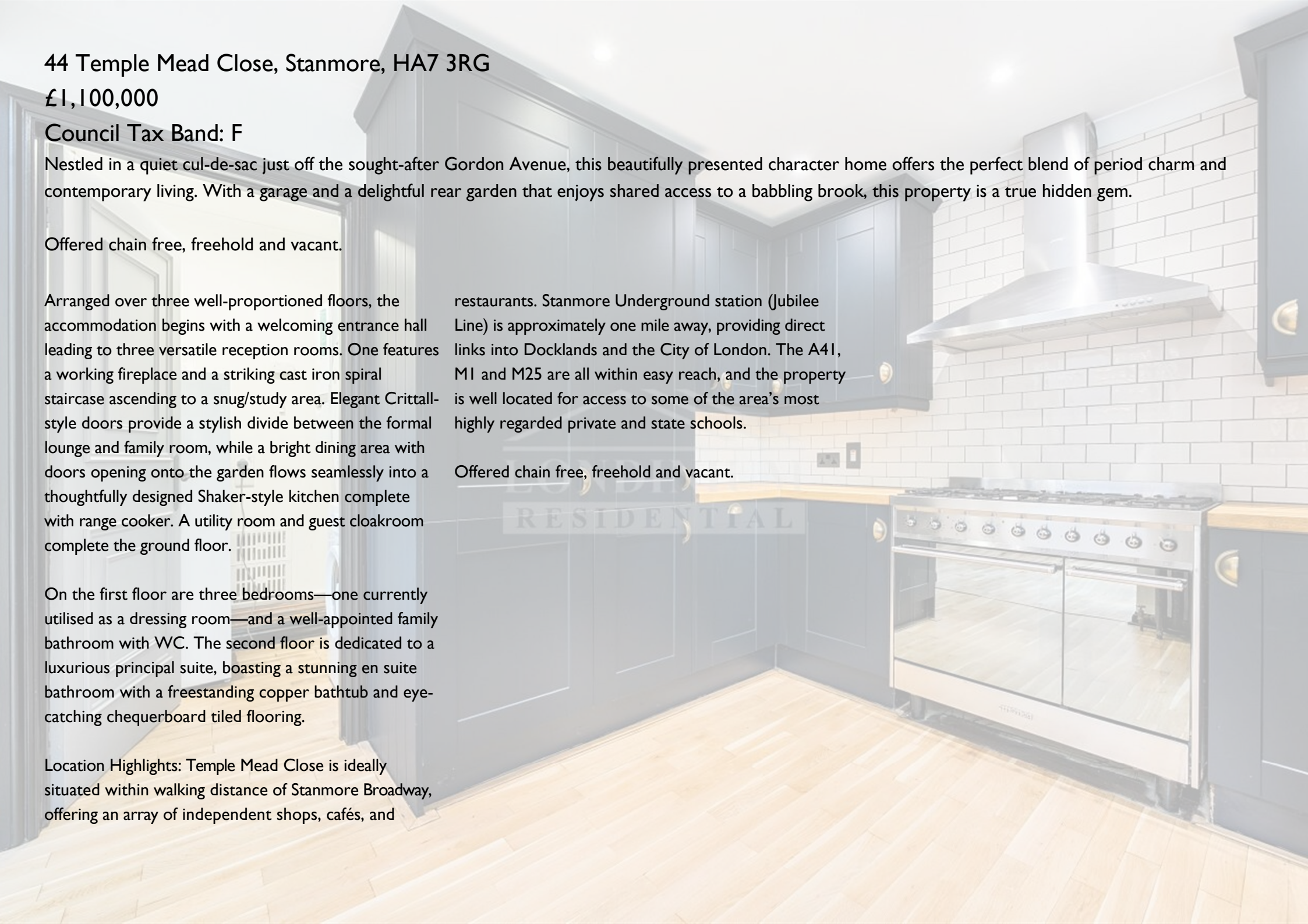
Arranged over three well-proportioned floors, the accommodation begins with a welcoming entrance hall leading to three versatile reception rooms. One features a working fireplace and a striking cast iron spiral staircase ascending to a snug/study area. Elegant Crittall-style doors provide a stylish divide between the formal lounge and family room, while a bright dining area with doors opening onto the garden flows seamlessly into a thoughtfully designed Shaker-style kitchen complete with range cooker. A utility room and guest cloakroom complete the ground floor.

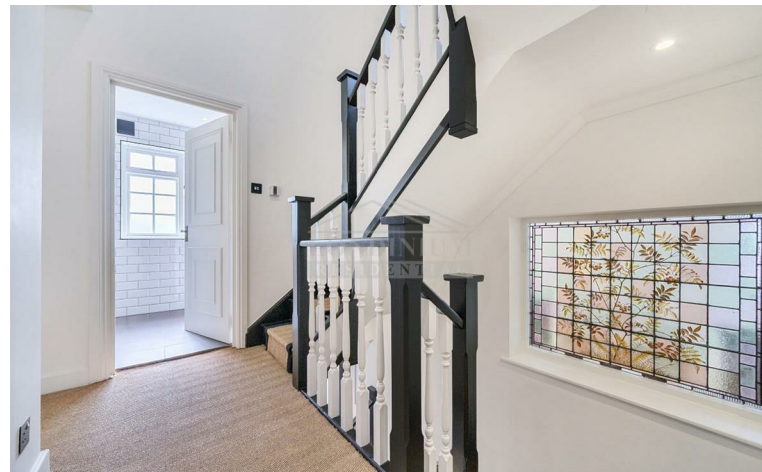
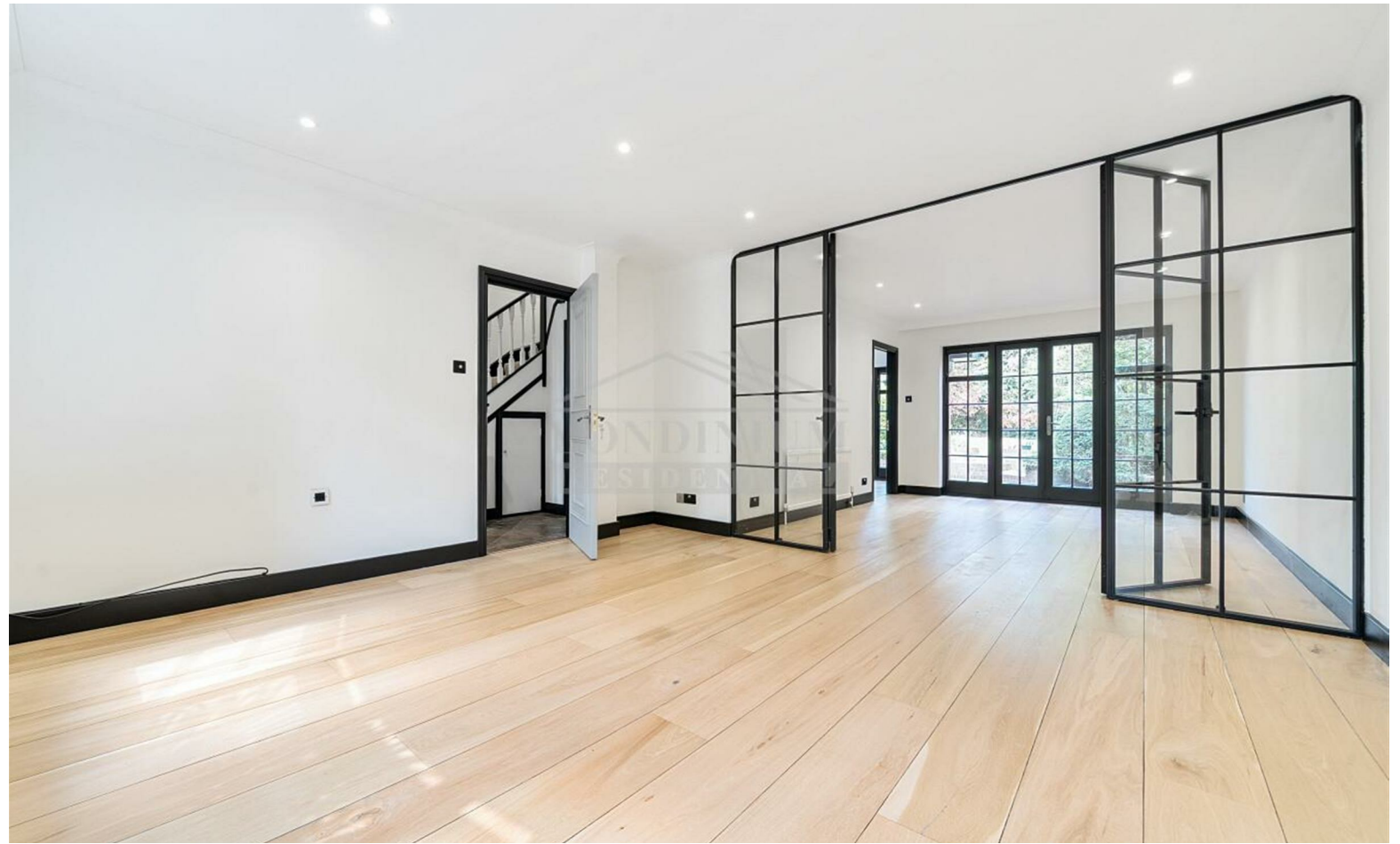
On the first floor are three bedrooms—one currently utilised as a dressing room—and a well-appointed family bathroom with WC. The second floor is dedicated to a luxurious principal suite, boasting a stunning en suite bathroom with a freestanding copper bathtub and eye-catching chequerboard tiled flooring.

Location Highlights: Temple Mead Close is ideally situated within walking distance of Stanmore Broadway, offering an array of independent shops, cafés, and

restaurants. Stanmore Underground station (Jubilee Line) is approximately one mile away, providing direct links into Docklands and the City of London. The A41, M1 and M25 are all within easy reach, and the property is well located for access to some of the area's most highly regarded private and state schools.

Offered chain free, freehold and vacant.





Temple Mead Close, Stanmore, HA7

Approximate Area = 2199 sq ft / 204.3 sq m

Limited Use Area(s) = 60 sq ft / 5.5 sq m

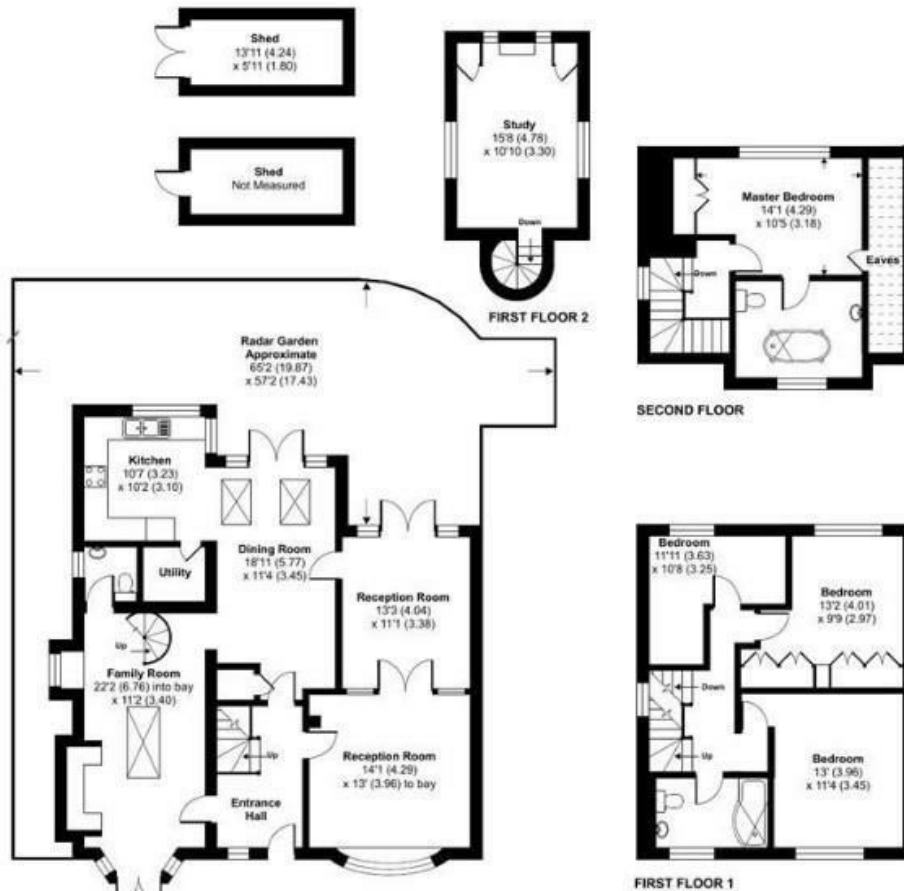
Outbuilding = 84 sq ft / 7.8 sq m

Total = 2343 sq ft / 217.6 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2022. Produced for Real Estates. REF: 838550



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		
England & Wales		EU Directive 2002/91/EC