

**71 Belmont Lane
Stanmore
HA7 2QA**



A Wonderful 3 Bedroom Detached House which has been extended on the ground floor to create additional open plan family living space with two interconnecting Reception Rooms.

There are three bedrooms to the first floor along with a family bathroom and guest wc, there is further potential to extend the house (stpp). Additional benefits include a west facing mature and secluded rear garden, off street parking and a house alarm.

Located within walking distance to Canons Park's Jubilee Line station and close proximity to some highly regarded local schools and the house is offered chain free.

Sole Agent.













52a The Broadway, Mill Hill, London NW7 3LH
t. 020 8959 9191 f. 020 8959 9292
e. enquiries@richardjames.biz w. www.richardjames.biz



Registered Office: Richard James Estate Agents Ltd. 4 Prince Albert Road, London NW1 7SN. Company Reg: 05101445



52a The Broadway, Mill Hill, London NW7 3LH
t. 020 8959 9191 f. 020 8959 9292
e. enquiries@richardjames.biz w. www.richardjames.biz



Registered Office: Richard James Estate Agents Ltd. 4 Prince Albert Road, London NW1 7SN. Company Reg: 05101445



52a The Broadway, Mill Hill, London NW7 3LH
t. 020 8959 9191 f. 020 8959 9292
e. enquiries@richardjames.biz w. www.richardjames.biz



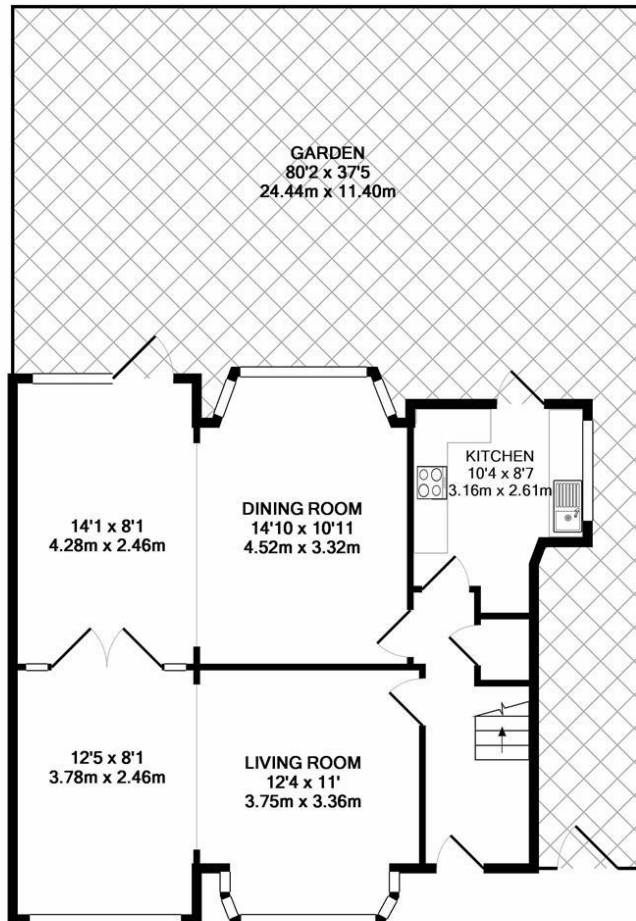
Registered Office: Richard James Estate Agents Ltd. 4 Prince Albert Road, London NW1 7SN. Company Reg: 05101445



52a The Broadway, Mill Hill, London NW7 3LH
t. 020 8959 9191 f. 020 8959 9292
e. enquiries@richardjames.biz w. www.richardjames.biz



Registered Office: Richard James Estate Agents Ltd. 4 Prince Albert Road, London NW1 7SN. Company Reg: 05101445

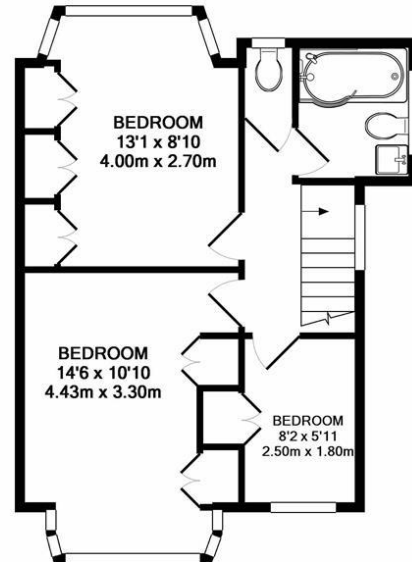


GROUND FLOOR
APPROX. FLOOR
AREA 659 SQ.FT.
(61.3 SQ.M.)

BELMONT LANE, STANMORE, HA7
TOTAL APPROX. FLOOR AREA 1083 SQ.FT. (100.6 SQ.M.)



Floorplans are for identification and guideline purposes only, not to scale. Compliant with RICS code of measuring practice. Floor plan supplied by Chik Chak Limited. Made with Metropix G2018



1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)

71 Belmont Lane, Stanmore, HA7 2QA

ACCOMMODATION

* THREE BEDROOMS * FAMILY BATHROOM * FITTED KITCHEN *
LIVING ROOM * DINING ROOM * OFF STREET PARKING *

AMENITIES

* APPROX 80' REAR GARDEN * * * *

TERMS

TENURE : Freehold

BOROUGH : Barnet

PRICE : £749,950 Subject to Contract

As agents we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for the purpose. As a buyer you are advised to obtain verification from your Solicitor/Conveyancer or Surveyor, if there are any points of particular importance to you. Reference to the tenure of the property is based on information given to us by the seller, as we well not have had sight of the title documents. You are advised to obtain verification from your Solicitor/Conveyancer. Before viewing a property, do please check with us as to its availability, and also request clarification or information on any points of particular interest to you, to save you any possible wasted journeys. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate; all dimensions include wardrobe space where applicable. While we believe that the area of the property has been accurately calculated, any prospective buyer who considers this feature to be particular important is strongly recommended to have the site measurements checked by their own surveyor before submitting an offer to purchase.