



PEARESWOOD GARDENS, STANMORE, MIDDLESEX, HA7  
**£649,950 FREEHOLD**

## THREE BEDROOM SEMI-DETACHED HOUSE IN CANONS PARK, STANMORE

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**DESCRIPTION:** Discover the charm of this meticulously maintained and well-proportioned THREE-BEDROOM SEMI-DETACHED house nestled in the highly sought-after neighbourhood of STANMORE, a few minutes' walk to CANONS PARK UNDERGROUND STATION situated on the JUBILEE LINE, this residence is an ideal haven for commuters. Spanning two levels, the interior is thoughtfully arranged, featuring a double reception/dining room, a good-sized kitchen overlooking a generously sized rear garden, three well-proportioned bedrooms, and a family bathroom. The property further presents an exciting opportunity for expansion and redevelopment to craft your dream family home, subject to obtaining the necessary planning permissions (STTP). This home boasts a garage and driveway, offering convenient parking solutions. Immersed in a vibrant community this property has many local amenities at your doorstep. Additionally, it falls within the CATCHMENT AREA of esteemed schools, including WHITCHURCH, KENMORE PARK, PARK HIGH, CANONS HIGH, and AVANTI SCHOOLS, ensuring a top-notch education for the family. Don't miss the chance to make this property your own and embark on a journey of creating lasting memories in a cherished family residence. Internal viewing is highly recommended.



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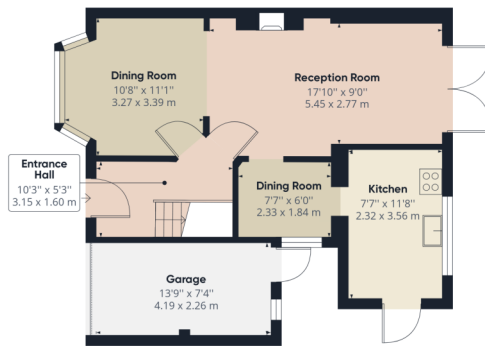
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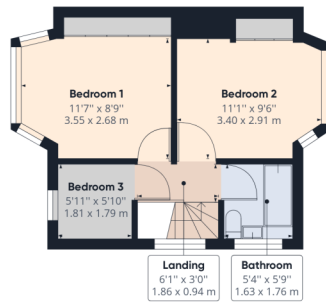
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Ground Floor



Floor 1

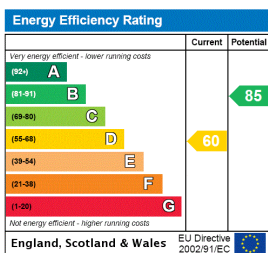
**Approximate total area<sup>(1)</sup>**  
 904.47 ft<sup>2</sup>  
 84.03 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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