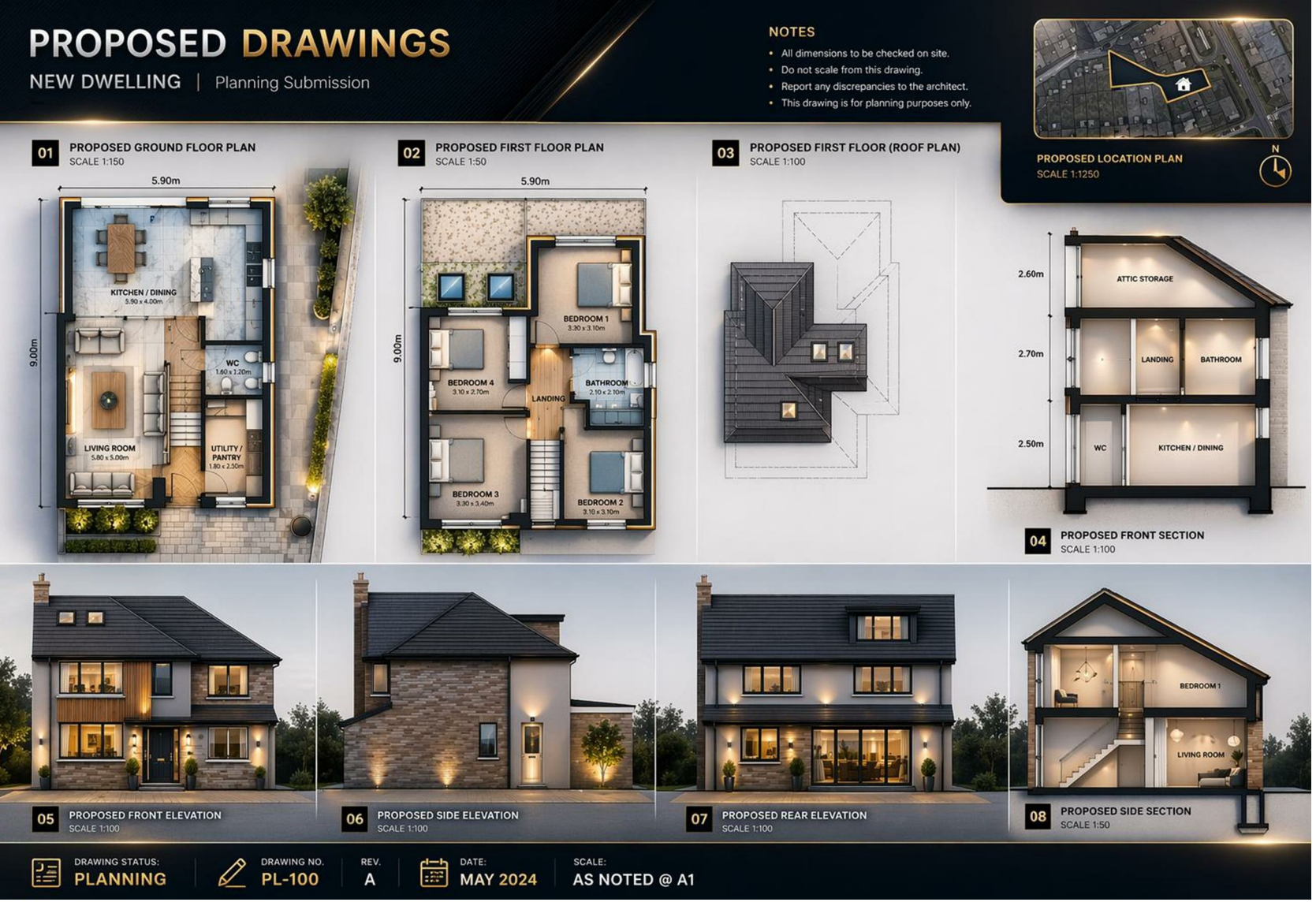








Marsh Lane, , Stanmore, HA7 4HP

- Prestigious Marsh Lane Address
- Exceptional Scope To Extend & Enhance
- Single-Storey Front Extension & Porch Approved
- Ideal Family Home Or Development Opportunity
- Significant Potential To Add Value
- Three Bedroom Semi-Detached Home
- Approved Planning Permission (PL/2937/25)
- Rare Opportunity To Create A Bespoke Family Home
- Excellent Transport Connections Into London
- Close To Outstanding Schools

HUNTERS®
HERE TO GET *you* THERE

Offers Over £800,000

Marsh Lane, , Stanmore, HA7 4HP

DESCRIPTION

Hunters Stanmore are proud to present this exceptional opportunity to acquire a substantial three-bedroom semi-detached residence on the highly desirable Marsh Lane, one of Stanmore's most sought-after residential roads.

Occupying an enviable position and extending to approximately 1,365 sq ft, this impressive family home offers an abundance of space, endless potential, and approved planning permission, making it a rare find for homeowners, developers, and investors alike.

Behind its attractive façade lies a well-proportioned home ready to be transformed into a stunning modern residence. Offering a true blank canvas, the property provides buyers with the opportunity to design and create their dream home while significantly enhancing both lifestyle and value.

The accommodation currently comprises a spacious reception room ideal for family living and entertaining, a kitchen, three generously sized bedrooms, and two bathrooms, offering excellent flexibility for modern family life.

A standout feature of this property is the approved planning permission for a single-storey front extension with porch, together with single and two-storey side extensions, allowing purchasers to unlock the property's full potential and create a significantly larger family home (Planning Ref: PL/2937/25).

Externally, the property benefits from a private rear garden offering excellent outdoor space, together with off-street parking for up to three vehicles—an increasingly valuable feature in this prime location.

Marsh Lane continues to be one of the area's most desirable addresses, conveniently located within easy reach of highly regarded schools, local shopping facilities, transport links, recreational amenities, and places of worship. Stanmore, Canons Park, and Queensbury stations are all easily accessible, providing excellent connections into Central London.

Properties offering this combination of location, size, approved planning permission, and future potential are seldom available







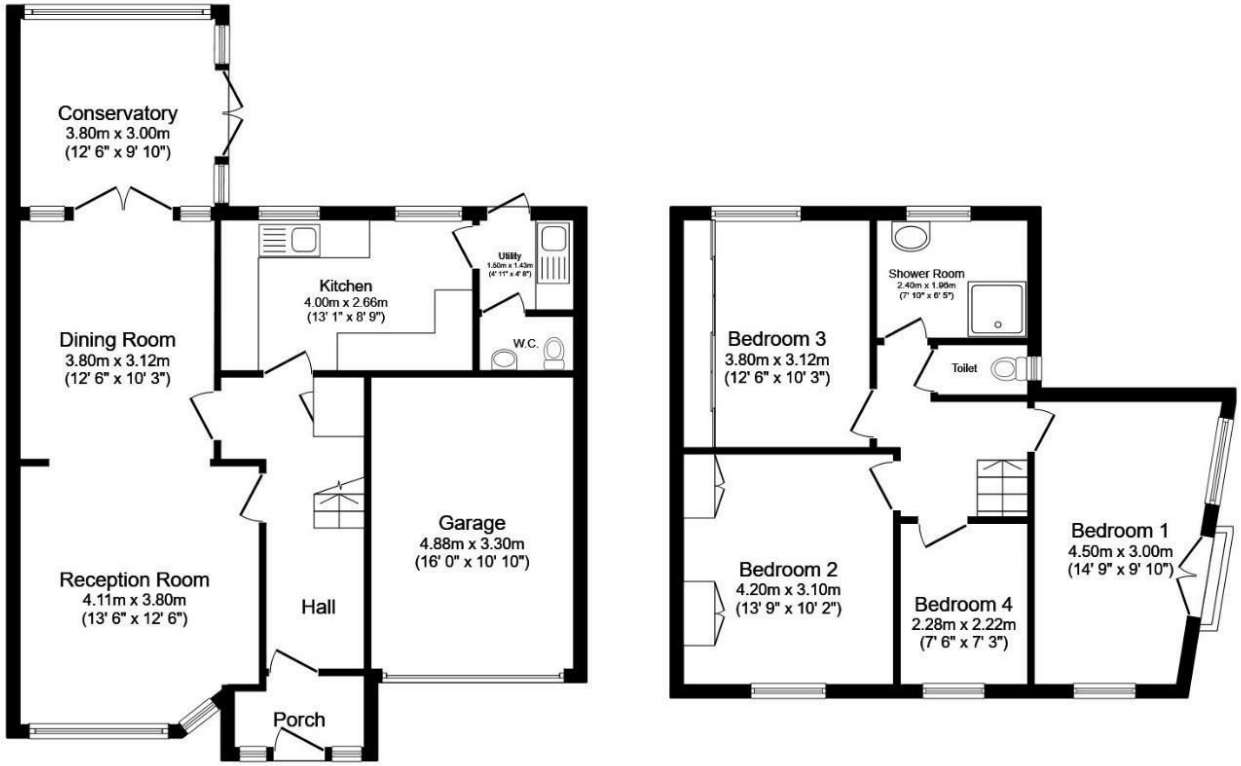












Total floor area 130.3 sq.m. (1,403 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Viewings

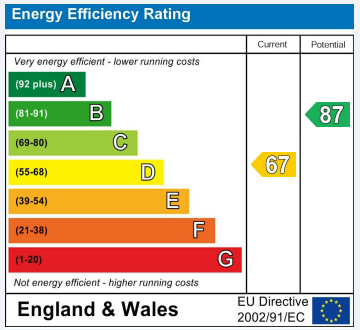
Please contact stanmore@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

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