



Brightwen Grove, Stanmore, HA7 4WH

Guide Price £1,275,000 Freehold

Council Tax Band G

**REAL ESTATES**  
Est. 1981

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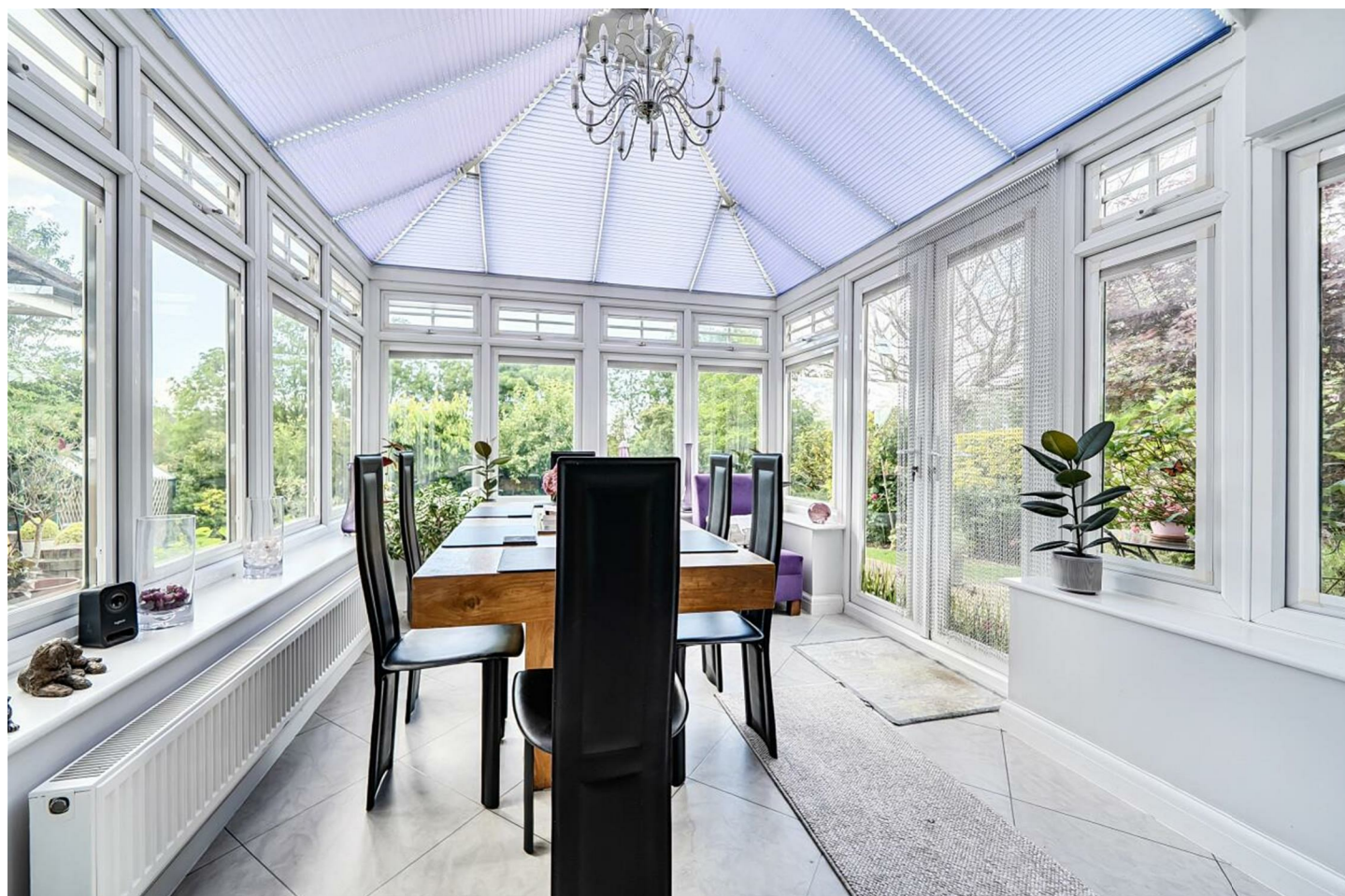
Real Estates are delighted to offer this FIVE BEDROOM THREE BATHROOM DOUBLE FRONTED DETACHED family home situated within a secure GATED DEVELOPMENT built in 2007 by Crest Nicholson. This large modern property benefits from stunning surrounding GREEN VIEWS and a QUADRUPLE GARAGE attached, with EV CHARGING POINT and new electric door.

The ground floor comprises a front reception room leading into a separate dining space, plus the L-shaped Braverman kitchen with Siemens appliances, and rear conservatory. There is a study, guest WC and utility area to complete the accommodation.

The first floor provides the principal bedroom with fitted wardrobes and an en-suite, as well as two additional bedrooms and the main bathroom, whilst the top floor has another two bedrooms sharing a shower room in between.

Externally, there is a mature garden featuring two patios, a spacious driveway with off street parking for multiple cars and access to private substantial parkland via own gate.

Brightwen Grove is a quiet, secluded location within easy reach of both Stanmore and Bushey Heath town centres, offering a plethora of shops/cafes and transport links into London via bus and train. There are numerous nature reserves/country parks, golf clubs and leisure centres nearby. **SOLE AGENT**







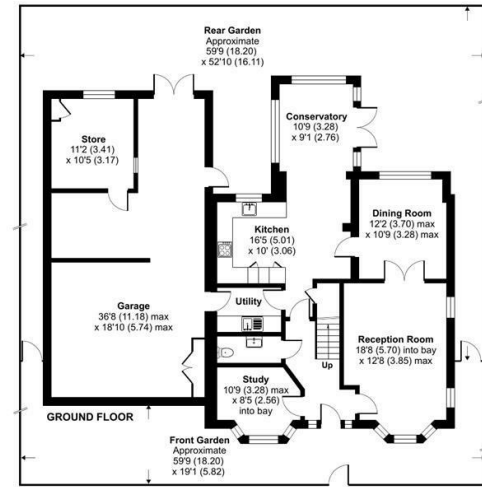
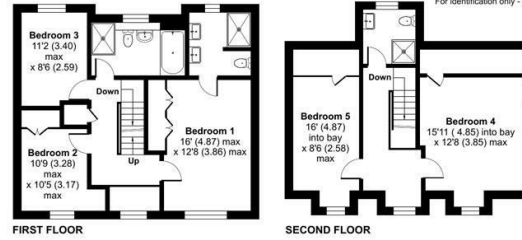
## Brightwen Grove , Stanmore, HA7

Approximate Area = 2154 sq ft / 200.1 sq m

Garage = 691 sq ft / 64.1 sq m

Total = 2845 sq ft / 264.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Real Estates. REF: 1473542

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         |           |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 64      | 68        |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive                                |         |           |

