

Jamie Dean & Co

Estate Agents and Valuers

DU CROS DRIVE, **STANMORE, MIDDLESEX**



PRICE £889,500 FREEHOLD

- * EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED HOUSE ***
- * TWO/THREE RECEPTION ROOMS ***
- * FITTED KITCHEN/BREAKFAST ROOM ***
- * GROUND FLOOR EN-SUITE WC/SHOWER ROOM ***
- * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents, are delighted to be able to offer for sale this extended four-bedroom semi-detached house, ideally situated within reach of all local amenities, including Stanmore Broadway shopping/dining facilities and Stanmore Jubilee line station (0.5miles). With no upper chain and offering spacious accommodation throughout, the property is offered in good order and viewing by serious purchasers is highly recommended.

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Reception

Hallway: Wood effect laminate flooring, central heating radiator, understairs storage cupboard, wall cupboard with consumer unit, electric meter and 'Vaillant' gas central heating boiler. Stairs to first floor landing.

Reception 1: **14'4 x 11'5 (4.38m x 3.48m).** Wood effect laminate flooring, double glazed windows to front, central heating radiator, wall light points, double doors to hallway.

Reception 2: **24'11 x 11'7 (7.61m x 3.55m) max.** Double glazed window to side, double glazed sliding patio doors to rear garden, fitted carpet, central heating radiators, fitted shelving and cupboard units, recessed ceiling lighting.

Fitted Kitchen: **13'3 x 9'9 (4.06m x 2.97m).** Tiled floor, comprehensive range of fitted wall and base units with work surfaces over, single drainer stainless steel sink unit with mixer tap, double glazed windows to rear, 'Bosch' inset gas hob, integrated 'Neff' electric oven with 'Bosch' extractor hood over, integrated 'Blomberg' Dishwasher, integrated 'Blomberg' washing machine, space for fridge/freezer, walk in storage cupboard, recessed ceiling lights.

**Reception 3/
Bedroom 4:**

10'9 x 7'3 (3.29m x 2.22m). Central heating radiator, wood effect laminate flooring, double glazed windows to front, recessed ceiling lights door to hallway. Door to:-

En-suite: **7'2 x 3'9 (2.20m x 1.15m).** Tiled floor and walls, enclosed tiled shower cubicle, pedestal wash hand basin with mixer tap, low-level flush WC, wall-mounted ladder style chrome colour heated towel rail, recessed ceiling lights.

First floor: Fitted carpets, window to side, access to loft space.

Bedroom 1: **15' x 11'1 (4.59m x 3.38m).** Double glazed bay window to front, fitted wardrobes and dressing table, central heating radiator.

Bedroom 2: **14'7 x 10'8 (4.46m x 3.26m).** Double glazed windows to rear, fitted wardrobes, airing cupboard housing hot water cylinder, central heating radiator.

Bedroom 3: **9'1 x 7'3 (2.77m x 2.22m).** Double glazed windows to front, central heating radiator, fitted wardrobes/cupboards.

Bathroom: **7'7 x 6'9 (2.32m x 2.06m).** Tiled walls and floors, jacuzzi bath, pedestal wash hand basin with mixer tap, 'Aqualisa' shower, extractor fan, recessed ceiling light, wall mounted mirror, combined central heating radiator/towel rail, wall mounted cabinet with double mirror doors, double glazed window to rear.

Separate WC: Tiled walls and floors, low-level flush WC, central heating radiator, recessed ceiling light, double glazed window to side.

Rear Garden: **63'8 x 28' (19.41m x 8.53m) Approximately.** Mainly laid to lawn, flower beds with mature shrubs, paved patio area, timber shed, outside tap.

Front Garden: Block paved, providing off street parking.

Du Cros Drive Stanmore, Middlesex continued...





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Please note: The mention of any appliances and /or services within these sales particulars does not imply that they are in full and efficient working order. Measurements have been taken using a laser measure and may be subject to a margin of error. Prior to making an appointment to view, we strongly recommend that you discuss with us any particular points which are likely to affect your interest in the property, in order that you do not make a wasted journey. Where any reference is made to planning permission and/or potential uses, such information is given in good faith but has not been investigated and no warranty is implied. This description of the property is not intended to constitute part of an offer or contract.