

# Jamie Dean & Co

Estate Agents and Valuers

## **THE COMMON,** **STANMORE, MIDDLESEX**



### **PRICE £1,595,000 FREEHOLD**

- \* LARGE FOUR BEDROOM DETACHED HOUSE \***
- \* APPROXIMATELY 2000 SQ FT \***
- \* LARGE OPEN PLAN LOUNGE/DINING AREA \***
- \* FITTED KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \***
- \* EN-SUITE BATHROOM \* FAMILY BATHROOM \***
- \* DOUBLE WIDTH GARAGE \* POTENTIAL TO EXTEND (STPP) \***

**Jamie Dean & Co** as sole agents are delighted to be able to offer for sale this large four-bedroom detached house. Occupying approximately 2000 sq. ft over two floors and providing spacious living accommodation throughout, the property is ideally located within reach of all local amenities including a variety of schools, places of worship and transport links. Offered with no upper chain, an internal viewing is highly recommended.

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Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

*'A Complete Professional Property Service For 38 Years'*

## Reception

### Hallway:

Wood effect laminate flooring, central heating radiator, recessed coats cupboards. Door to main hallway. Under stairs cupboard with light, central heating radiator, staircase to first floor with window over.

## Guest

### Cloakroom:

Tiled walls, low level flush WC, wall mounted wash hand basin, 'Aidelle' extractor fan, central heating radiator, laminate effect wood flooring.

## Fitted Kitchen/

**Breakfast Room: 15'4 x 9'8 (4.68 m x 2.95m).** Comprehensive range of fitted wall and base units with work surfaces over, double Belfast sink, integrated fridge, integrated freezer, built in microwave/oven, inset 'Whirlpool' 4 ring gas hob, brushed stainless steel 'John Lewis' chimney style extractor hood, two ring inset electric hob, space and plumbing for dishwasher, tiled walls and floor, double glazed windows to front, double glazed door to side, central heating radiator.

**Family Room: 12'5 x 10'9 (3.79m x 3.28m).** Double glazed bay window to front, central heating radiator, wood effect laminate flooring, door to hallway.

## Lounge/Dining

### Room:

**20'7 x 25'6 (6.28m x 7.78m).** Double glazed windows to rear, double doors to hallway, feature ornamental fireplace, two central heating radiators, double glazed double doors and windows to rear garden.

## Utility Room:

**14'2 x 6'9 (4.31m x 2.05m).** Range of fitted wall and base units with work surfaces over, space and plumbing for washing machine, wall mounted 'Ideal logic heat 18' gas central heating boiler, butler sink, glazed window and door to rear garden, door to garage.

## First floor:

### Landing:

Airing cupboard housing hot water cylinder, recessed ceiling lights, access to part boarded loft space via retractable aluminium ladder.

## Master

### Bedroom :

**14'8 x 12'11 (4.49m x 3.36m).** Double glazed windows to rear, wood flooring, fitted wardrobes with shelving, drawers and double hanging space, recessed ceiling reading lights, central heating radiator, door to...

## En-suite

### Bathroom:

**7'11 x 3'5 (2.42m x 1.04m).** Tiled walls, wood flooring, low-level flush WC, feature radiator/heated towel rail, wash hand basin with mixer tap, wall mounted mirror, double glazed window, 'Manrose' extractor fan, enclosed shower cubicle with 'Lefroy Brooks' power shower, panelled bath with mixer tap and retractable hand shower, recessed ceiling lights.

**Bedroom Two: 12'2 x 12'2 (3.70m x 3.70m)** Double glazed windows to rear, central heating radiator, wood effect laminate flooring, fitted wardrobes with hanging and shelving space.

**Bedroom Three: 10'9 x 7'11 (3.28m x 2.42m).** Double glazed windows to front, fitted wardrobes with hanging and shelving space, central heating radiator.

**Bedroom Four: 10'10 x 6'5 (3.29m x 1.96m).** Double glazed windows to front, central heating radiator, fitted wardrobes with hanging and shelving.

### Family

**Bathroom: 8'6 x 7'9 (2.60m x 2.36m).** Wood effect laminate flooring, double glazed window to front, central heating radiator, panelled bath with mixer tap, 'Triton' electric shower, glass shower screen, pedestal wash hand basin, wall mounted 'porthole' style cabinets, electric shaver point.

**Garage: 24'10 x 15'8 (7.57m x 4.77m).** Double garage with electric up and over double door, pedestrian access door to reception hallway, gas and electric meters, door to utility room.

**Rear Garden:** Large south-west facing rear garden.





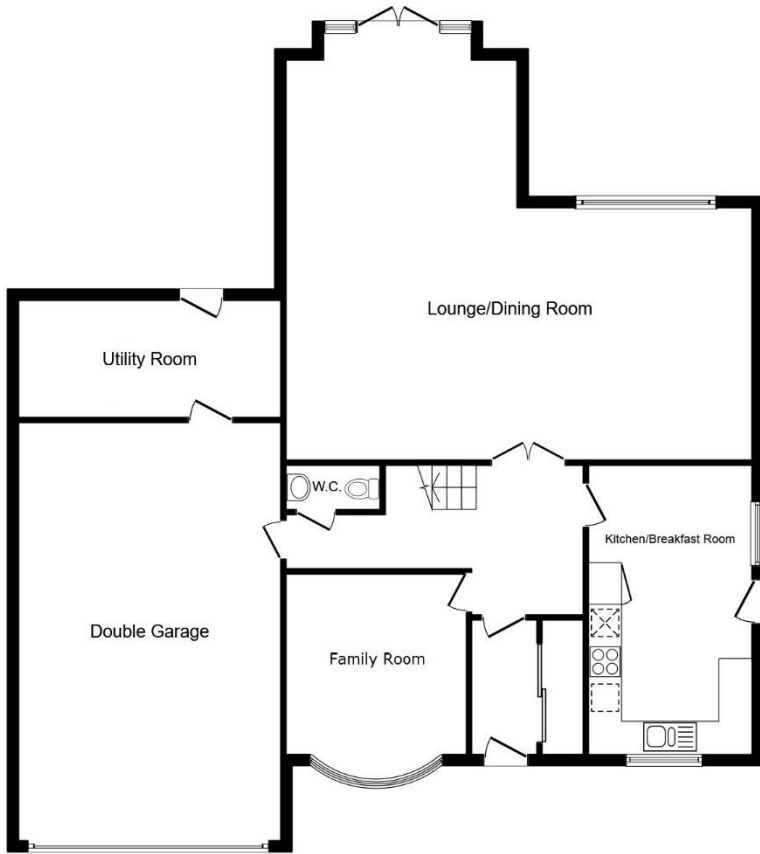






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	71
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Ground Floor

Floor area 146.0 sq. m. (1,572 sq. ft.) approx



### First Floor

Floor area 71.0 sq. m. (764 sq. ft.) approx

Total floor area 217.0 sq. m. (2,336 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property.  
Plan created for Jamie Dean & Co

Produced by [www.keyagent.co.uk](http://www.keyagent.co.uk)

# VIEWING STRICTLY BY APPOINTMENT THROUGH JAMIE DEAN & CO 020 8954 6166



**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.