

# Jamie Dean & Co

Estate Agents and Valuers

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



**PRICE £950,000 FREEHOLD**

- \* LARGE FIVE BEDROOM DETACHED RESIDENCE \***
- \* APPROXIMATELY 2669 SQ FT \***
- \* LARGE OPEN PLAN LOUNGE/DINING AREA \***
- \* FITTED KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \***
- \* TWO EN-SUITE BATHROOMS \* FAMILY BATHROOM \***
- \* IN NEED OF REFURBISHMENT \* CHAIN FREE \***

**Jamie Dean & Co** as sole agents are delighted to be able to bring to the market this extended five-bedroom detached family residence, in the sought-after location of The Common, Stanmore. This property boasts five bedrooms and two bathrooms with an additional downstairs guest WC, offering plenty of space for a growing family or those in need of a home office. With an internal size of 2669 square feet, and offering ample parking including a driveway for 2 cars, garage, and on street parking, convenience is at your doorstep. While the property is in need of refurbishment, the potential to transform this house into your dream home is limitless. Located in a picturesque area with tree-lined streets and a sense of community, you'll feel at home from the moment you step through the front door.

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**Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA**

## **Reception**

**Porch:** Fitted cupboard, central heating radiator, tiled floor, door to...

## **Reception**

**Hallway:** Central heating radiator, tiled floor, stairs to first floor with window over, understairs cupboard.

**Family Room:** **12'2 x 9'9 (3.72 m x 2.97m).** Bay window, central heating radiator.

## **Guest**

**Cloakroom:** Tiled walls and floor, low-level flush WC, wash hand basin, extractor fan, wall mounted mirror.

## **Fitted Kitchen/**

**Breakfast Room:** **17'3 x 9'8 (5.27m x 2.96m) max.** Range of fitted wall and base units with work surfaces over, tiled floor and walls, twin aspect double glazed windows, 'Neff' five ring gas hob, built in 'Neff' oven and grill, space and plumbing for dishwasher, double bowl sink unit with mixer tap, space for fridge/freezer, central heating radiator, door to exterior, door to hallway.

**Office:** **9' x 6'9 (2.74m x 2.07m).** Double glazed window to front, central heating radiator, door to hallway.

## **Lounge/Dining**

**Room:** **33'7 (10.2m) max x 25'6 (7.78m).** Double glazed windows to rear, double doors to rear, central heating radiator.

**Utility Room:** **8'5 x 6'9 (2.57m x 2.07m).** Wall mounted 'Maine' gas central heating boiler, space and plumbing for washing machine and tumble dryer.

**Bedroom Five:** **14'10 x 14'7 (4.54m x 4.44m).** Double glazed windows to rear, fitted wardrobes, central heating radiator, laminate flooring, door to...

## **En-suite WC/**

**Shower room:** **7'2 x 2'9 (2.2m x 0.84m).** Tiled walls and floor, low level flush WC, pedestal wash hand basin, enclosed shower cubicle, extractor fan, central heating radiator.

## **First Floor**

**Landing:** Airing cupboard housing hot water cylinder, access to loft with retractable ladder.

**Bedroom One:** **14'8 x 13' (4.48m x 3.96m).** Fitted wardrobes, double glazed windows, central heating radiator.

## **En-suite**

**Bathroom:** **9'8 x 6'2 (2.95m x 1.88m).** Bath with mixer tap and hand shower attachment, twin wash hand basins, low-level flush WC, central heating radiator, double glazed window, tiled wall and floor.

**Bedroom Two:** **14'9 x 12'1 (4.5m x 3.68m).** Double glazed door and windows to rear, central heating radiator, fitted wardrobes.

**Bedroom Three: 10'9 x 9'9 (3.28m x 2.98m).** Double glazed windows to front, laminate flooring, fitted wardrobes.

**Bedroom Four: 10'10 x 8'4 (3.30m x 2.56m).** Double glazed windows to front, central heating radiator, fitted wardrobes, laminate flooring.

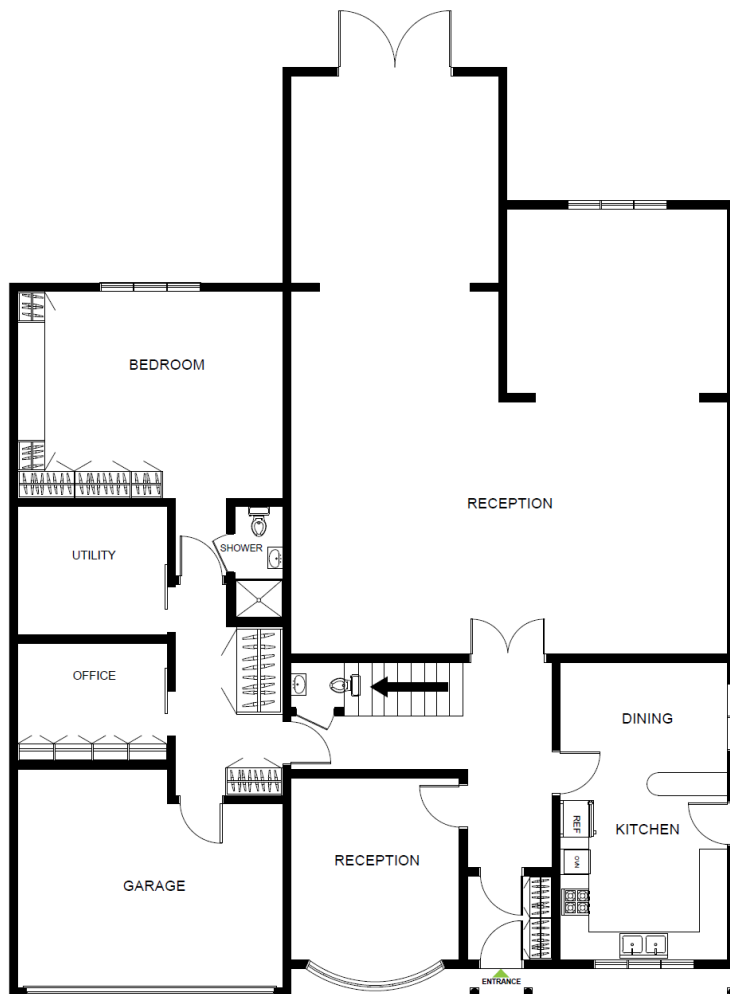
**Bathroom: 7'7 x 6'5 (2.31m x 1.97m).** Tiled walls, panel bath with mixer tap, pedestal wash hand basin, low level flush WC, double glazed window, central heating radiator, electric shaver point.

**Garage: 17'8 x 15'5 (5.40m x 4.70m).** Double garage with up and over door, power point and light, pedestrian access door.

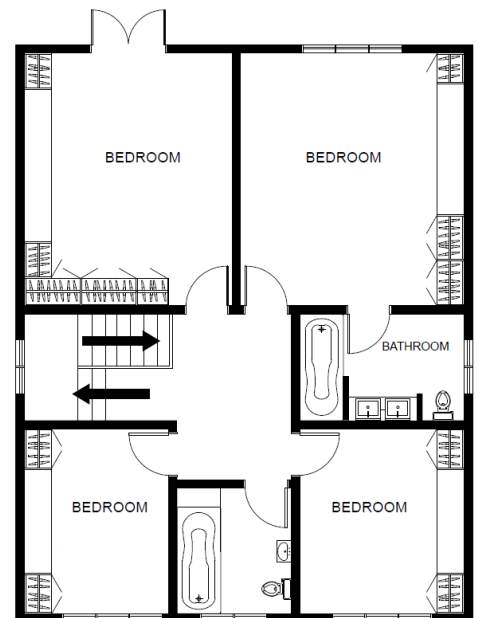
**Rear Garden:** South-west facing rear garden.

**Council Tax:** Band G (Borough of Harrow)

APPROXIMATE GROSS INTERNAL AREA 2669 SQ.FT. - 228 SQ.M.



**GROUND FLOOR**



**FIRST FLOOR**

**FLOOR PLANS**

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENT OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS IS FOR ILLUSTRATIVE PURPOSE ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE TENANTS OR PURCHASERS. FLOOR PLANS ARE NOT DONE TO "SCALE".



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**VIEWING IS STRICTLY BY APPOINTMENT**

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**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.