

Jamie Dean & Co

Estate Agents and Valuers

SPRINGFIELD CLOSE, **STANMORE, MIDDLESEX**



PRICE £350,000 LEASEHOLD

- * SPACIOUS TWO BEDROOM FIRST FLOOR MAISONETTE ***
- * DOUBLE GLAZING * GAS CENTRAL HEATING ***
- * LOFT SPACE * PRIVATE REAR GARDEN ***
- * RESIDENTS PARKING* CLOSE TO LOCAL AMENITIES ***
- * EXCELLENT POTENTIAL FOR REFURBISHMENT ***

Jamie Dean & Co as sole agents are delighted to be able to offer for sale this spacious two-bedroom first floor maisonette, situated in a quiet residential cul-de-sac just off Stanmore Hill. The property has been well maintained; however, it does need some updating, offering excellent potential for refurbishment.

Ideally located within reach of all local amenities, Stanmore's Jubilee line station, multiple shops, coffee bars and restaurants are just a short distance away.

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'Selling and letting property locally for 34 years'

Springfield Close, Stanmore continued...

Front door with staircase to first floor:

Reception

Hallway: Central heating radiator, central heating thermostat, access to loft space, door to...

Lounge: **15'1 x 14'1 (4.59m x 4.29m) max.** Built in storage cupboard, double glazed bay window to front, door to hallway.

Kitchen: **8'11 x 8'3 (2.71m x 2.51m) max.** Range of fitted wall and base units with work surfaces over, single drainer stainless steel sink unit with mixer tap, gas cooker point, space and plumbing for washing machine, built in larder cupboard, double glazed window.

Bedroom 1: **12' x 11'10 (3.65m x 3.60m).** Double glazed window to front, central heating radiator, fitted wardrobes, door to hallway.

Bedroom 2: **11'6 x 8'8 (5.50m x 2.64m).** Double glazed window, central heating radiator, fitted wardrobes, door to hallway.

WC: Low-level flush WC, double glazed window.

Bathroom: **5'5 x 5'4 (1.65m x 1.62m).** Double glazed window, panelled bath with 'Triton Enrich' electric shower, wall mounted wash hand basin, central heating radiator.

Outside Rear: Mainly laid to lawn, flower beds, timber shed.

Outside Front: Mainly laid to lawn, flower beds.

Lease: Currently approximately 25 years remaining, we have been advised by the vendor that the property will be sold with the benefit of an extended lease of approximately 115 years. **

Ground Rent: TBC **

** These details have been provided by the vendor and their accuracy cannot be guaranteed.



Springfield Close, Stanmore continued...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

Springfield Close, Stanmore continued...



Total floor area 60.0 sq. m. (646 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

**VIEWING STRICTLY BY APPOINTMENT THROUGH
SOLE AGENT**

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.