

Jamie Dean & Co

Estate Agents and Valuers

CURZON AVENUE, STANMORE, MIDDLESEX



PRICE £595,000

- * THREE BEDROOM SEMI-DETACHED HOUSE ***
- * TWO RECEPTION ROOMS * FITTED KITCHEN ***
- * OFF STREET PARKING * SINGLE GARAGE ***

Jamie Dean & Co as sole agents are delighted to be able to offer for sale this three bedroom semi-detached house. Ideally situated in a quiet residential road within reach of all local amenities including Belmont Circle shopping, dining and travel facilities. Within a mile of a number of schools including St.Jospeh's Catholic school, Stanburn Primary School ,Whitchurch Primary School and Avanti House Secondary School. Offered with no upper chain, viewings by serious applicants highly recommended.

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Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

'Selling property locally for 35 years'

Front door to:

Reception

Hallway: Wood flooring, stairs to first floor landing, Double glazed windows, central heating radiator, understairs storage cupboard housing meters and consumer box.

Lounge: **12'8 x 11'1 (3.87m x 3.38m)** Double glazed windows to front, central heating radiator, wood flooring, door to hallway.

Kitchen: **9'1 x 6'4 (2.77m x 1.93m)** Range of fitted wall and base units with work surfaces over, single drainer stainless steel sink unit, 'Lamona' integrated ceramic hob, 'Lamona' brushed stainless steel oven, brushed stainless steel effect chimney extractor hood, space and plumbing for washing machine, double glazed window to side, double glazed door to rear garden, 'Vokera' combination boiler

Dining room: **12'2 x 10'0 (3.71m x 3.06m)** Double glazed windows to rear, wood flooring, central heating radiator.

Landing: Wood flooring, access to loft space

Bedroom 1: **12'8 x 11'11 (3.87m x 3.62m).** Double glazed windows to front, central heating radiator

Bedroom 2: **12'3 x 10'3 (3.74m x 3.12m).** Double glazed windows to rear, central heating radiator, fitted wardrobes and drawer units.

Bedroom 3: **10'1 x 6'1 (3.08m x 1.85m).** Double glazed windows to front, central heating radiator

Family

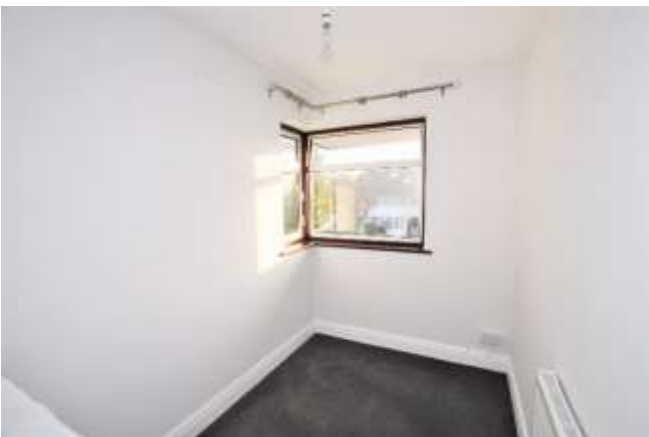
Shower room: **7'4 x 6'2 (2.24m x 1.89m).** Part tiled, click lino floor, enclosed shower cubicle, 'Triton Enrich' shower, wall mounted hand basin with cupboard under, low-level flush WC, double glazed window, central heating radiator.

Outside Rear: Patio area, laid to lawn, flower beds, detached

Garage: Detached garage with up and over door. Access via shared driveway.

Outside Front: Block paved hardstanding providing off street parking.

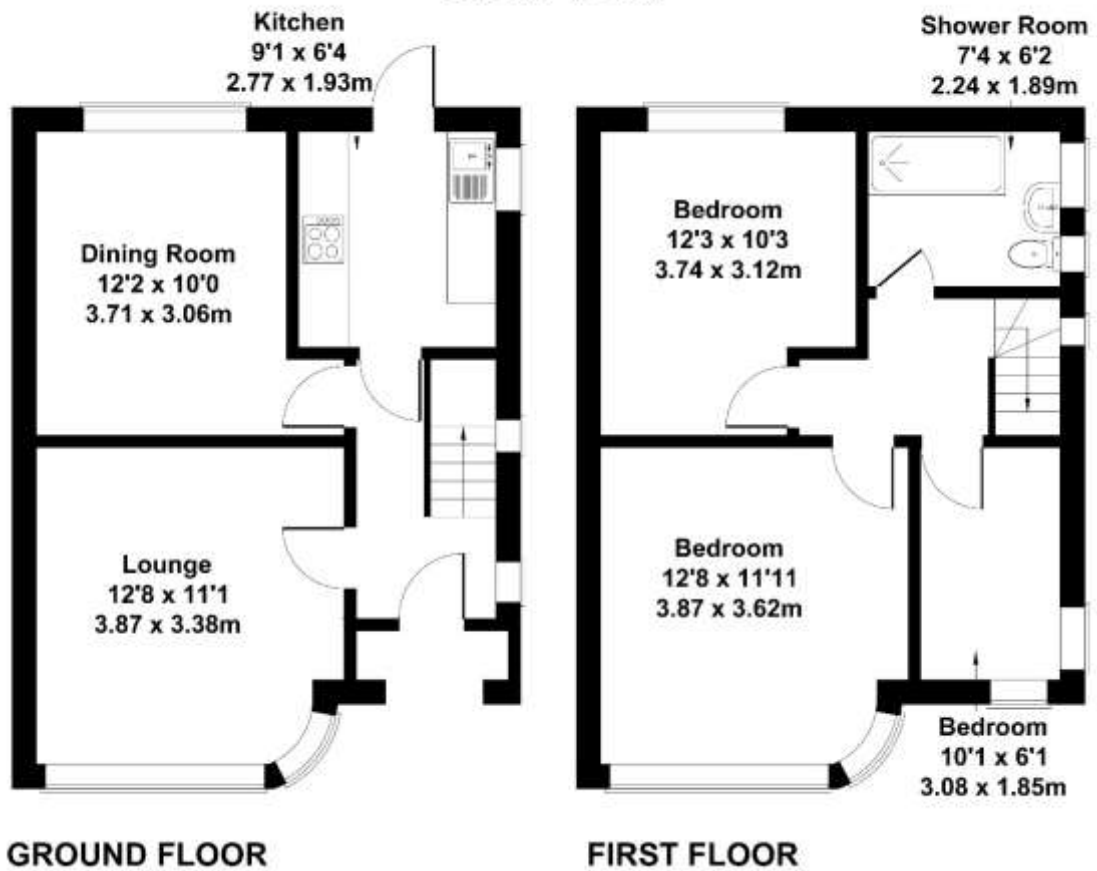
Council tax band E (Borough of Harrow)





**Some photographs taken before current occupants.

**Approximate Gross Internal Area
807 sq ft - 75 sq m**



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

**VIEWING STRICTLY BY APPOINTMENT THROUGH
SOLE AGENT**

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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.