

Jamie Dean & Co

Estate Agents and Valuers

BELLAMY DRIVE, **STANMORE, MIDDLESEX**



PRICE £630,000 FREEHOLD

- * EXTENDED 5 BEDROOM SEMI-DETACHED HOUSE *
- * KITCHEN/BREAKFAST ROOM * UTILITY ROOM *
- * FAMILY BATHROOM AND ADDITIONAL WC/SHOWER ROOM *
- * DETACHED GARDEN ANNEX WITH WET ROOM *
- * DOUBLE GLAZING *
- * OFF STREET PARKING FOR TWO CARS *

Jamie Dean & Co as sole agents are delighted to be able to offer for sale this extended five-bedroom semi-detached house, ideally situated in a quiet residential crescent just off Weston Drive and within reach of all local amenities. Offering spacious family accommodation throughout, the property is offered in good order and benefits from a lounge/dining room, kitchen/breakfast room, utility room, family bathroom with an additional WC/shower room, double glazing and gas central heating. There is also a good size garden annex with gas central heating, double glazing and a wet room.

Tel: (020) 8954 6166

91a Stanmore Hill, Stanmore, Middlesex, HA7 3DZ

Email: sales@jamie-dean.co.uk

www.jamie-dean.co.uk

Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA

'Selling property locally for 35 years'

Reception

Hallway: Central heating radiator, understairs storage and meter cupboards, double glazed window to side, door to...

Lounge **12'8 x 11'1 (3.87m x 3.38m).** Double glazed windows to front, gas central heating radiator, stripped and polished wood flooring. Through to...

Dining Room: **11'4 x 10'3 (3.45m x 3.12m).** Gas central heating radiator, stripped and polished wood flooring archway through to...

Kitchen/

Breakfast room: **16'2 x 9'9 (4.94m x 2.98m).** 'Britannia' range cooker, space for fridge/freezer, fitted units with granite work surfaces over, Belfast sink with a pull-out spray mixer tap, recessed ceiling lights, tiled floor, door to exterior. Archway to...

Utility Room: **7'5 x 6'1 (2.26m x 1.85m).** Double glazed windows to side, space and plumbing for washing machine.

Bedroom 1: **12'10 x 10'4 (3.90m x 3.15m).** Double glazed window to front, central heating radiator.

Bedroom 2: **11'6 x 10'5 (3.50m x 3.18m).** Double glazed window to rear, fitted storage cupboard, central heating radiator.

Bedroom 5: **7'1 x 6'1 (2.15m x 1.85m).** Double glazed windows to front, central heating radiator.

Bathroom: **7'8 x 5'11 (2.34m x 1.80m).** Low level flush WC, bath with mixer tap and shower attachment, glass shower screen, 'Triton' enrich shower, recessed ceiling lighting, vanity wash hand basin, feature radiator/ towel rail.

Bedroom 3: **9'10 x 9'5 (3.00m x 2.87m).** Double glazed window to rear, central heating radiator, recessed ceiling lights

Bedroom 4: **12'2 x 9'11 (3.72m x 3.02m).** Two Velux windows to front, central heating radiator, restricted head height

Shower Room: **6'2 x 4'9 (1.88m x 1.45m).** Enclosed corner tiled shower cubicle, vanity wash hand basin, low level flush WC, 'Manrose' extractor fan, double glazed window, feature wall mounted ladder towel rail, recessed ceiling lighting.

Garden Annex

Studio/Office: **20'2 x 8'4 (6.15m x 2.55m).** Cupboard housing 'Maine combi eco' gas central heating boiler, twin aspect double glazed windows, recessed ceiling lights, central heating radiator, door to...

Wet room: **8'4 x 5'8 (2.54m x 1.73m).** Tiled walls and floor, low level flush WC, shower, vanity wash hand basin, double glazed window, recessed ceiling lighting.

Bellamy Drive, Stanmore continued...

Outside Rear: Area of decking, area of lawn, pathway to garden annex, pedestrian access gate to the shared driveway and front of the property.

Outside Front: Hard standing providing off street parking for two cars.

Council Tax: Band E (Borough of Harrow).





SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

**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.