

Jamie Dean & Co

Estate Agents and Valuers

EMBRY CLOSE, **STANMORE, MIDDLESEX**



PRICE £899,950 FREEHOLD

- * **THREE BEDROOM DETACHED BUNGALOW** *
- * **LARGE OPEN PLAN LOUNGE/ DINING ROOM** *
- * **KITCHEN/BREAKFAST ROOM * UTILITY ROOM** *
- * **EN-SUITE WC/SHOWER ROOM** *
- * **MAIN BATHROOM * SEPARATE WC** *
- * **GARAGE WITH OWN DRIVE** *
- * **APPROX.130' x 70' REAR GARDEN** *
- * **NO UPPER CHAIN** *

Jamie Dean & Co as sole agents are delighted to be able to offer for sale this three bedroom detached bungalow. In our opinion the property is ideally situated on a large plot within the much sought-after Old Lodge Estate, in a quiet residential cul-de-sac and just stone's throw from Bentley Priory nature reserve. Benefitting from a host of features, and offering excellent potential, early viewing by serious purchasers is strongly recommended.

Designated as Site of Special Scientific Interest and Nature Reserve, Bentley Priory Open Space covers 66 hectares of meadows and woodlands, as well as several ponds and lakes. Within these habitats is a wealth of birds and plant life. Adjoining the Open Space is a private Deer Park with a herd of Fallow Deer.

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'Selling and Letting property locally for 36 years'

Front door to:

Reception

Hallway: **30'7 x 6'10 (9.32m x 2.08m).** Central heating radiator, built in coats cupboard, access to loft space.

Lounge/

Dining room: **31'1 x 22'1 (9.47m x 6.73m) Max. 'L' Shaped.** Dining area: Double glazed windows to front and side, feature brick fireplace, central heating radiator, double doors to hallway. Lounge area: Double glazed windows to the side and rear, double glazed double doors to rear garden, central heating radiator, door to hallway.

Kitchen/

Breakfast Room: **21'8 x 12'2 (6.60m x 3.96m).** Comprehensive range of fitted wall and base units with work surfaces over, 1½ bowl stainless steel sink unit with mixer tap and waste disposal, space and plumbing for dishwasher, 'Bosch' built in gas hob with extractor hood over, built in 'Beko' electric oven, tiled floor, double glazed windows and door to rear garden, recessed ceiling spotlights, door to...

Utility room: **5'11 x 7'7 (1.80m x 2.31m) plus depth of built-in cupboards.** Single drainer stainless steel sink unit with mixer tap, wall mounted 'Worcester Greenstar 24i' condensing gas central heating boiler, space and plumbing for washing machine, space for fridge/freezer, tiled floor, built in cupboards, door to exterior, door to...

WC: Central heating radiator, low-level flush WC, wall mounted wash hand basin, wall mounted cabinet 'Airflow' extractor fan.

Bedroom 1: **14'6 x 12'11 (4.42m x 3.94m).** Double glazed windows to front, range of fitted wardrobes and cupboards, central heating radiator, door to...

En-suite WC/

Shower room: **8' x 5'1 (2.44m x 1.55m).** Tiled walls and floor, recessed ceiling lights, double glazed window, concealed flush WC, wall mounted wash hand basin with mixer tap, wall mounted cabinet with mirrored doors, 'Aqualisa aqua-stream' shower.

Bedroom 2: **16'2 x 10'5 (4.93m x 3.17m).** Fitted wardrobes, central heating radiator, 'Velux' window with blind.

Bedroom 3: **10'4 x 7' (3.15m x 2.13m).** Currently used as a study. Central heating radiator, 'Velux' window with blind.

Bathroom: **7'11 x 5'3 (2.41m x 1.60m).** Tiled walls, panelled bath with mixer tap and hand shower attachment, bi-fold shower screen, 'Aqualisa Aquastream' shower, wash hand basin, concealed flush WC, bidet, central heating radiator, recessed ceiling lights, wall mirror, extractor fan.

Front Garden: Hardstanding providing off street parking, flower beds with mature shrubs.

Rear Garden: **Approximately 130' x 70' (39.62m x 21.34m) max.** Laid to lawn, flower beds with mature shrubs, large patio area, pedestrian side access to front.

Embry Close, Stanmore, Middlesex continued...

Garage: Brick built with up and over door, pedestrian access door leading to the rear garden.



Embry Close, Stanmore, Middlesex continued...



AWAITING EPC AND FLOORPLAN

**VIEWING IS STRICTLY BY
APPOINTMENT THROUGH SOLE AGENTS
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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.