

Jamie Dean & Co

Estate Agents and Valuers

OLD CHURCH LANE, **STANMORE**



PRICE £775,000 FREEHOLD

- * SPACIOUS THREE/FOUR BEDROOM SEMI-DETACHED HOUSE ***
- * LARGE LOUNGE/DINER ***
- * EN-SUITE BATHROOM TO MASTER BEDROOM ***
- * GROUND FLOOR SHOWER ROOM/WC ***
- * FITTED KITCHEN/BREAKFAST ROOM ***
- * OFF STREET PARKING FOR UP TO 4 CARS ***
- * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents, are delighted to be able to offer for sale this spacious three/four bedroom semi-detached house, ideally situated on a wide plot within reach of all local amenities, including Stanmore's multiple shops and transport facilities. Offering bright and spacious accommodation throughout, the property is offered in exceptionally good order and benefits from a host of quality features. Viewing by serious purchasers is highly recommended.

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 and Letting property locally for 36 years'

Front door to:

**Reception
Hallway:**

Laminate wood flooring, central heating radiator.

**WC/Shower
Room:**

8'1 x 4'8 (2.46m x 1.42m). Tiled floor and walls, central heating radiator, vanity wash hand basin, double glazed window, timber clad ceiling, 'Aqualisa' shower, wall light point.

**Reception
Room/
Bedroom 4:**

12'5 x 12'2 (3.78m x 3.71m). Laminate wood flooring, central heating radiator, double glazed windows to front, recessed ceiling lighting.

**Lounge/
Dining Room:**

21'6 x 18' (6.55m x 5.49m). Laminate wood flooring, double glazed windows and door leading to rear garden, feature open brick fireplace, feature beamed ceiling and exposed brickwork, tv aerial point, fitted cupboards housing electric and gas meters.

Fitted Kitchen: 21' x 7'3 (6.4m x 2.21m). Double glazed window to front, fitted units, white 'Westinghouse' 4 ring gas hob, space and plumbing for washing machine and dishwasher, stainless steel sink unit with mixer tap and filter drinking water tap, double glazed door leading to rear garden.

**First floor
Landing:**

Access to loft space, recess cupboard with shelving.

**Master
bedroom:**

21'2 x 17'7 (6.45m x 5.36m) L Shaped. Twin aspect double glazed windows, central heating radiators, wall light points, fitted wardrobes and cupboards with mirror doors, airing cupboard housing hot water cylinder, double doors to...

**En-suite
Bathroom:**

9'2 x 7'1 (2.79m x 2.16m). Tiled floor and walls, enclosed tiled shower cubicle, low-level flush WC, heated towel rail, vanity wash hand basin, tiled panelled bath and mixer tap hand shower attachment, recessed ceiling lights, recessed wall mirror.

Landing:

Central heating radiator, built in cupboard housing 'Megaflo' pressurised hot water cylinder, access to loft space with retractable loft ladder.

Bedroom 2:

12'5 x 10'10 (3.78m x 3.30m). Double glazed windows to front, fitted wardrobes with mirrored doors, central heating radiator.

Bedroom 3:

8'8 x 8'1 (2.64m x 2.46m). Double glazed windows to rear, 'Potterton' gas central heating boiler, recess ceiling lighting.

Front Garden:

Block paved providing off street parking for up to 4 cars.

Rear Garden:

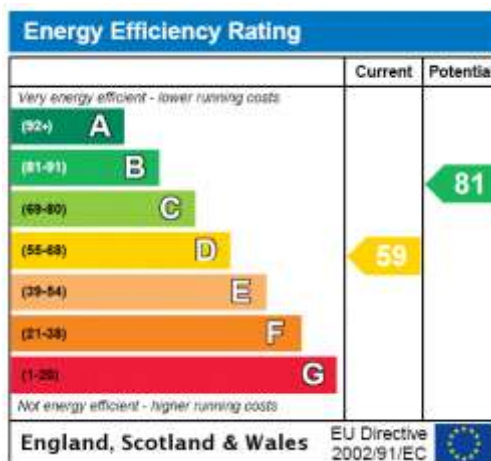
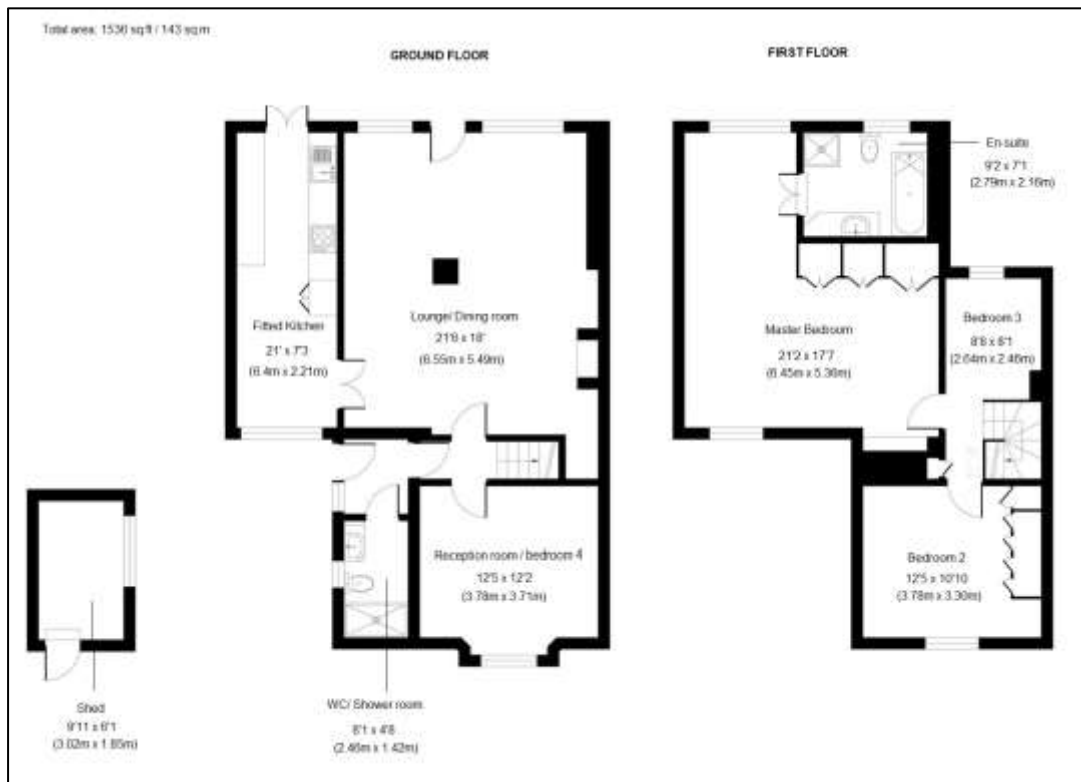
Approximately 55' x 34'7 (16.76m x 10.54m) South west facing. Mainly laid to lawn, flower beds with mature shrubs, large paved area. Brick built workshop/storage.

Old Church Lane, Stanmore, Middlesex continued...



Old Church Lane, Stanmore, Middlesex continued...





**VIEWING IS STRICTLY BY
APPOINTMENT THROUGH
SOLE AGENTS
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.