

# Jamie Dean & Co

Estate Agents and Valuers

## **DRUMMOND DRIVE,** **STANMORE, MIDDLESEX**



**PRICE £799,950 FREEHOLD**

- \* EXTENDED FOUR/FIVE BEDROOM SEMI-DETACHED HOUSE \***
- \* FITTED KITCHEN/BREAKFAST ROOM \***
- \* UTILITY ROOM \* TV ROOM/OFFICE \***
- \* EN-SUITE BATHROOM \* GUEST WC \* FAMILY BATHROOM \***
- \* OFF STREET PARKING FOR UP TO 3 CARS \***

**Jamie Dean & Co** as sole agents are delighted to be able to offer for sale this four/ five bedroom extended semi-detached house. Ideally located in a popular residential area within reach of all local amenities including popular schools such as Weald Rise Primary School (0.6m), Bentley Wood Girls School (0.7m) and Stanmore College (1.0m). Occupying approximately 1431 sq. ft the property offers a spacious family living accommodation throughout.

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**Proprietor: Jamie Dean Stockwell DipSurvPrac DipID FNAEA CPEA MARLA**

**Front door to:**

**Reception**

**Hallway:** Wood flooring, understairs cupboard, central heating radiator, stairs to first floor landing.

**Through**

**Lounge:** **29'9 x 12'10 narrowing to 11'3(9.07m x 3.91m to 3.43m).** Double glazed sliding doors to rear, two doors to hallway, feature fireplace with gas fire point, recessed ceiling lights, fitted shelving with base units, double glazed bay window to front.

**TV Room/**

**Office:** **10'4 x 9'4 (3.15m x 2.84m).** Double glazed window to front, recessed ceiling lights, wood flooring, fitted cupboards housing 'Vaillant' central heating boiler.

**Kitchen/**

**Breakfast Room:** **18'6 x 10'1 (4.68 m x 2.95m) Max.** Range of fitted wall and base units with work surfaces over, 'Neff' integrated dishwasher, 'Neff' 5 ring gas hob, 'Neff' extractor hood, 'Neff' integrated microwave oven, 'Neff' built-in electric oven, fitted breakfast bar, tiled floor, central heating radiator, single drainage stainless steel sink unit with mixer tap, walk-in larder cupboard, door to...

**Utility Room:** **6'11 x 4'2 (2.11m x 1.27m).** Tiled floor, space for fridge-freezer, space for washing machine, space for tumble dryer, built-in storage cupboard, door to...

**WC:** Concealed flush WC, wall mounted wash hand basin, tiled floor, extractor fan, recessed ceiling light.

**First floor**

**Landing:** Recessed ceiling lights, airing cupboard with hot water cylinder.

**Bedroom One:** **15'10 x 9'3 (4.83m x 2.82m plus depth of wardrobes).** Double glazed bay windows with leaded light stain glass effect fanlights, fitted base drawer units, fitted wardrobes, recessed ceiling lights, central heating radiator, door to...

**En-suite**

**Bathroom:** **8'10 x 7'7 (2.69m x 2.31m).** Tiled walls and floor, double glazed window, wall mounted wash hand basin, tiled enclosed shower cubicle, recessed ceiling lights, shaver point, ladder style heated towel rail.

**Bedroom Two:** **13'4 x 11'10 (4.06m x 3.61m)** Double glazed windows to rear, central heating radiator, fitted wardrobes.

**Family**

**Bathroom:** **8' x 7'6 (2.44m x 2.29m).** Double glazed window to rear, panelled bath with mixer tap, concealed flush WC, wash hand basin, recessed ceiling lights, shaver point, ladder style heated towel rail, access to loft space.

*Drummond Drive, Stanmore, continued....*

**Bedroom Three: 9'6 x 7'9 (2.90m x 2.36m).** Double glazed windows to rear, central heating radiator, wood laminate flooring, built-in wardrobes.

**Bedroom Four: 9'6 x 9'6 (2.90m x 2.90m).** Double glazed windows to front, built-in wardrobes, wood laminate flooring, central heating radiator.

**Rear Garden: 50' x 33'8 (15.24m x 10.26m) Approx.** Raised paved patio area with steps to lawn, flower beds.

**Outside front:** Crazy paved providing off-street parking for up to 3 cars, raised flower bed.

**Council Tax:** Band E (Borough of Harrow)

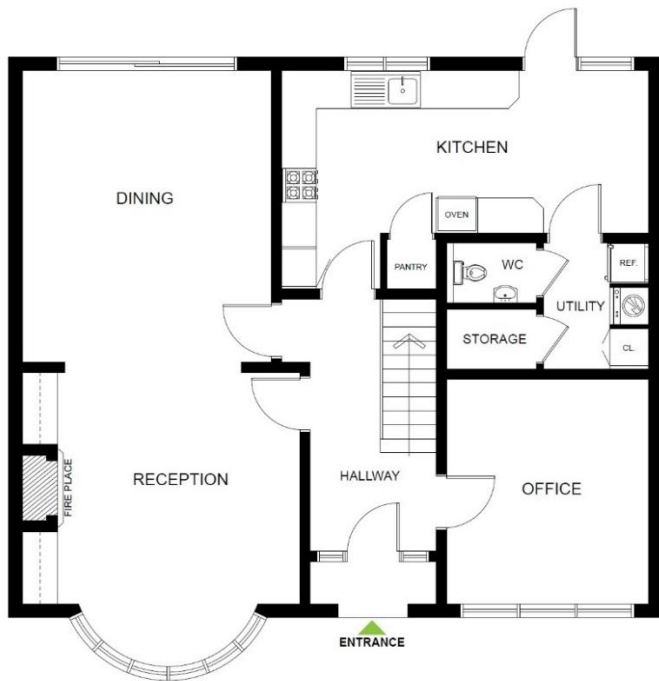




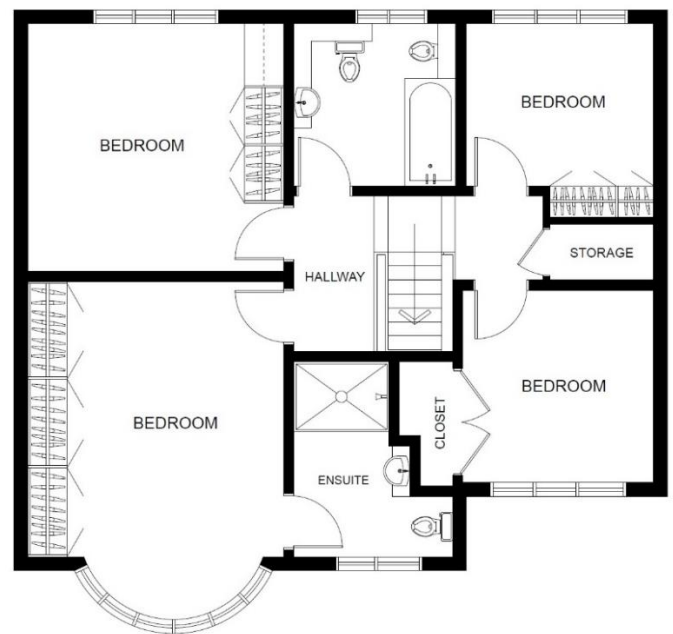
*Drummond Drive, Stanmore, continued....*



APPROXIMATE GROSS INTERNAL AREA 1431 SQ.FT. - 133 SQ.M.



**GROUND FLOOR**



**FIRST FLOOR**

**FLOOR PLANS**  
WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENT OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS IS FOR ILLUSTRATIVE PURPOSE ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE TENANTS OR PURCHASERS. FLOOR PLANS ARE NOT DONE TO "SCALE".

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**VIEWING STRICTLY BY APPOINTMENT THROUGH**

**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.