

# Jamie Dean & Co

Estate Agents and Valuers

## **CULVER GROVE,** **STANMORE, MIDDLESEX**



**PRICE £749,950 FREEHOLD**

- \* EXTENDED FOUR BEDROOM SEMI-DETACHED HOUSE \***
- \* THROUGH LOUNGE \* TV ROOM/STUDY \***
- \* FITTED KITCHEN/BREAKFAST ROOM \* UTILITY ROOM \***
- \* DOWNSTAIRS WC \* FAMILY BATHROOM WITH SEPARATE WC\***
- \* DRIVEWAY WITH PARKING FOR UP TO 3 CARS \***

**Jamie Dean & Co** as sole agents are delighted to be able to bring to the market this extended four-bedroom semi-detached house. Ideally located in a sought after residential area and within reach of all local amenities, including popular schools such as Park High (0.4m), Stanburn Primary (0.5m), Avanti House (0.7m), North London collegiate (1.4m) and just 1.0mile away from Canons Park Jubilee line underground station. Offering approximately 1141 sq. ft. of spacious family living accommodation, early viewing is highly recommended.

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

*Culver Grove, Stanmore, continued....*

**Enclosed**

**Entrance Porch:** Double glazed porch door and windows to front.

**Reception**

**Hallway:** Central heating radiator, stairs to first floor landing, understairs cupboard.

**Guest WC:** Corner wall mounted hand basin, low level flush WC, extractor fan, central heating radiator.

**Kitchen/**

**Breakfast Room:** **13'8 x 13'6 (4.17m x 4.11m) 'L' Shaped.** Range of fitted wall and base units with work surfaces over, 1¼ bowl sink unit with mixer tap, space and plumbing for dishwasher, 'Hotpoint' double oven, gas hob, double glazed windows and door to rear, wall mounted 'Worcester' gas central heating boiler, recessed ceiling lights.

**Utility Room:** **6'8 x 6'4 (2.03m x 1.93m).** Space and plumbing for washing machine, space for fridge-freezer, fitted wall cupboards.

**Through Lounge:** **28'4 x 10'11 (8.64m x 3.33m).** Leaded light style double glazed windows to front, leaded light style double glazed windows and double doors to rear garden, door to hallway, central heating radiator.

**Study:** **6'10 x 11'5 (2.08m x 3.47m).** Leaded light style double glazed windows to front, door to hallway.

**First Floor**

**Landing:** Access to loft space.

**Bedroom One:** **14'9 x 8'10 (4.50m x 2.69m plus depth of wardrobes).** Leaded light style double glazed windows to front, central heating radiator, fitted wardrobes.

**Bedroom Two:** **12'10 x 8'10 (3.91m x 2.69m plus depth of wardrobes).** Double glazed leaded light style windows to rear, fitted wardrobes, central heating radiator.

**Bedroom Four:** **7'10 x 5'9 (2.39m x 1.75m).** Leaded light style double glazed windows to front, central heating radiator, fitted wardrobes and wall cupboards.

**Bathroom:** **6'0 x 6'7 (1.82m x 2.00m).** Tiled walls, panelled bath with mixer tap, shower, vanity wash hand basin with mixer tap, ladder-style heated towel rail, double glazed window.

**Separate WC:** Low-level flush WC, double glazed window.

**Bedroom Three:** **12'4 x 7'2 (3.76m x 2.18m).** Twin aspect room with leaded light style double glazed windows to front and rear, central heating radiator, fitted wardrobes.

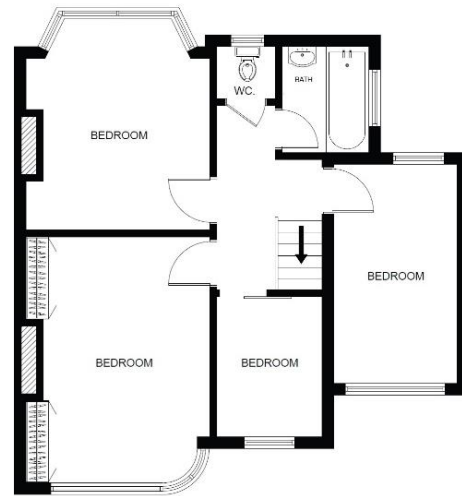
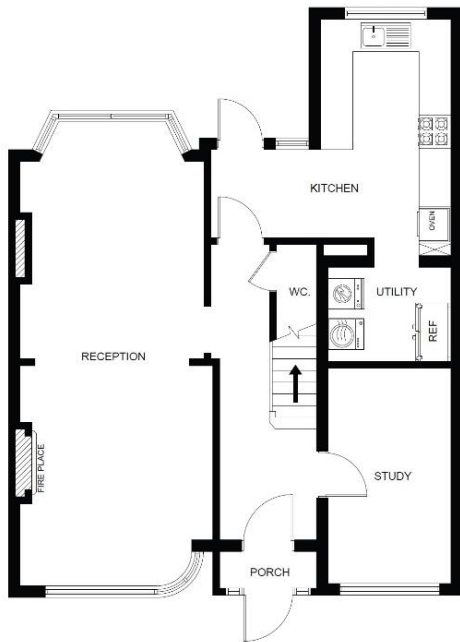
**Rear Garden:** **55' x 26'2 (16.76m x 7.98m) Approx.** South-west facing rear garden. Laid to lawn, crazy paved patio area and path, flowerbeds, double electrical socket, water tap, fibreglass shed with power points.

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

*Culver Grove, Stanmore, continued....*



*Culver Grove, Stanmore, continued....*



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**VIEWING IS STRICTLY BY APPOINTMENT**

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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.