

Jamie Dean & Co

Estate Agents and Valuers

WINSTON CLOSE, **HARROW, MIDDLESEX**



PRICE £549,950 FREEHOLD

*** TWO BEDROOM DETACHED BUNGALOW ***
*** DOUBLE GLAZED CONSERVATORY * GARAGE ***
*** DRIVEWAY * CUL-DE-SAC LOCATION * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents, are delighted to be able to offer for sale this charming, detached bungalow, nestled in a quiet cul-de-sac within reach of all local amenities, including supermarkets, restaurants and greenspaces. With excellent transport links to central London and surrounding areas including Pinner, Harrow and Eastcote, this property offers the perfect blend of tranquillity and convenience.

Perfect for those wanting to put their own stamp on a home, the property boasts two bedrooms, a spacious driveway and a garage. In need of modernisation, this home offers the opportunity to create a truly unique space to reflect your style and vision. Offered with no upper chain, viewing by serious purchasers is highly recommended.

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Winston Close, Harrow, Middlesex continued...

Front door to...

Entrance Porch: Glazed door to...

Reception

Hallway: Central heating radiator, wood laminate flooring, coats cupboard, airing cupboard

Lounge: **15'8 x 15' (4.78m x 4.57m).** Parquet wood flooring, central heating radiator, wall light points, double glazed windows and double sliding doors to conservatory

Conservatory: **13' x 8'1 (3.96m x 2.46m).** Double glazed windows, double glazed door to rear garden, polycarbonate roof, power point.

Kitchen: **11'8 x 7' (3.56m x 2.13m).** Fitted wall and base units with work surfaces over, 1½ bowl stainless steel sink unit with mixer tap, 'Hotpoint' 6344 electric hob, 'Neff' double electric oven, central heating radiator, extractor fan, serving hatch to reception room, double glazed door to exterior.

Bedroom One: **13'6 x 12'7 (4.11m x 3.84m).** Double glazed windows to front, central heating radiator, wood laminate flooring, built in wardrobes.

Bedroom Two: **12'7 x 9'4 (3.84m x 2.84m).** Wood laminate flooring, double glazed windows to rear, central heating radiator.

Bathroom: **5'4 x 4'11 (1.63m x 1.5m).** Part tiled coloured suite comprising panel bath with mixer tap and hand shower attachment, pedestal wash hand basin, double glazed window, recessed cupboard housing 'Worcester Greenstar 28i' combination boiler

Separate WC: Low-level flush WC, wall mounted wash hand basin, central heating radiator, secondary glazed window.

Garage: **17'3 x 9'10 (5.26m x 3.00m).** Brick built, remote controlled up and over door, pedestrian access door, power point and light, accessed via own driveway.

Rear Garden: Crazy paved patio, two-tier garden, mainly laid to lawn, flower beds with mature shrubs.

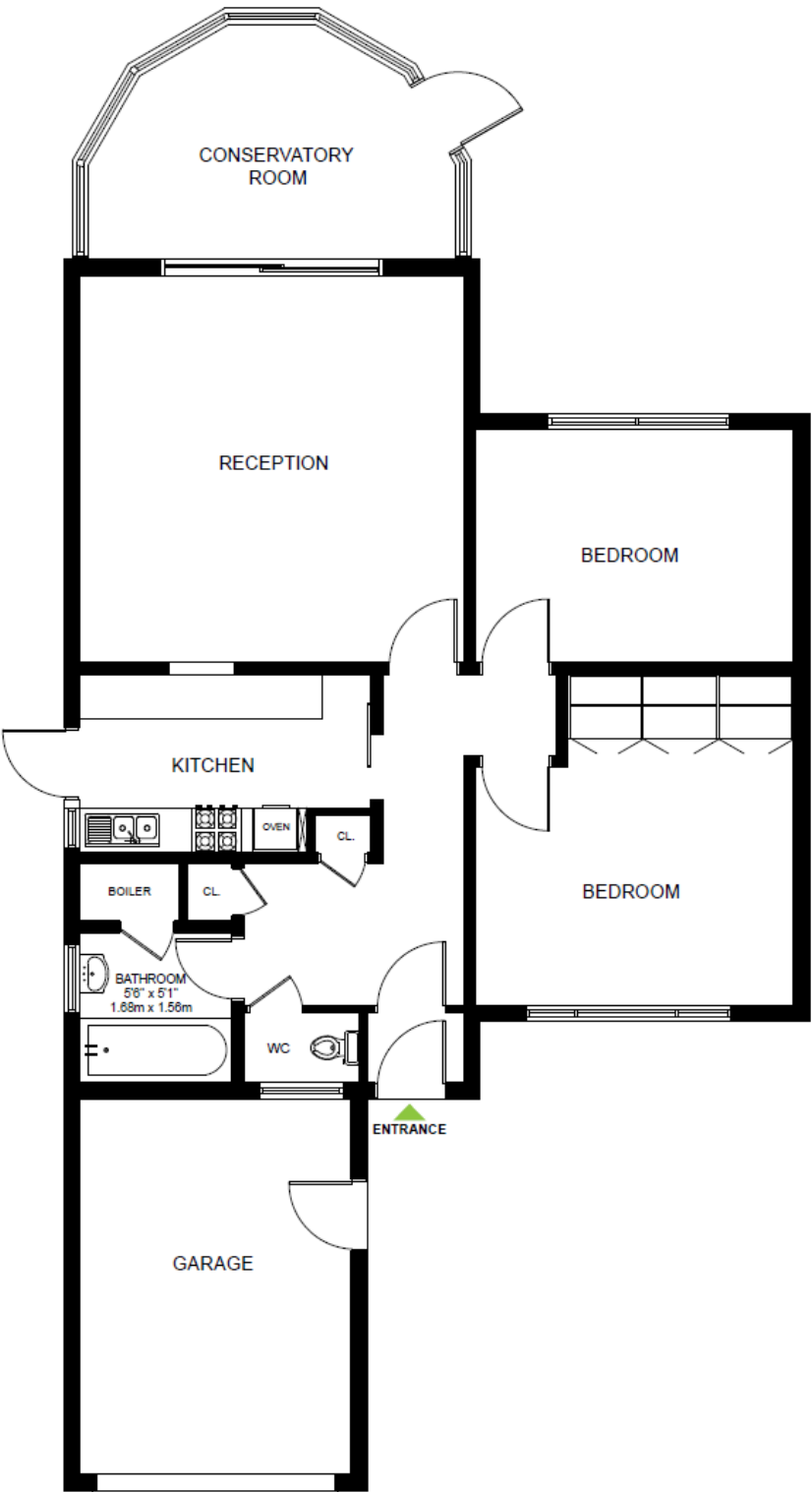
Outside front: Block paved, flower beds with mature shrubs, two pedestrian side entrances.



Winston Close, Harrow, Middlesex continued...



APPROXIMATE GROSS INTERNAL AREA
1119 SQ.FT. - 104 SQ.M.



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 | | 73 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

**VIEWING IS STRICTLY BY APPOINTMENT
THROUGH SOLE AGENTS**

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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.