

Jamie Dean & Co

Estate Agents and Valuers

GREEN VERGES, MARSH LANE **STANMORE**



PRICE £695,000 FREEHOLD

- * THREE BEDROOM SEMI-DETACHED HOUSE ***
- * THROUGH LOUNGE * KITCHEN/BREAKFAST ROOM***
- * FAMILY BATHROOM * GUEST WC ***
- * CONSERVATORY * DETACHED GARAGE/WORKSHOP ***
- * APPROX. 100' X 28'6 GARDEN * SOLAR ROOF PANELS ***
- * POTENTIAL FOR FURTHER EXTENSION (STPP) ***
- * PRIVATE CUL-DE-SAC * NO UPPER CHAIN ***

Jamie Dean & Co, as sole agents are delighted to be able to offer for sale this extended three-bedroom semi-detached property, set in a private cul-de-sac, within reach of all local amenities including several Ofsted rated Good and Outstanding schools, shopping/dining facilities and Canons Park Jubilee underground station (approx.0.4 miles). Offered with no upper chain and with excellent potential for refurbishment and further extension (STPP), viewing by serious purchasers is strongly recommended.

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Enclosed porch: Double glazed double doors and windows to front, front door to...

Reception

Hallway: Central heating radiator, understairs walk-in storage cupboard, wood flooring, stairs to first floor landing with double glazed window over.

Guest WC: Tiled walls and floor, concealed flush WC, corner wall-mounted wash hand basin with mixer tap, 'Xpelair' extractor fan, glazed window.

Through Lounge: **27'7 x 12'1 (8.41m x 3.68m)** Double glazed windows to front, feature fireplace, fitted shelving and cupboards, door to hallway, central heating radiators, wood flooring, wall light points, double glazed sliding patio doors to...

Conservatory: **13'8 x 9'6 (4.17m x 2.9m).** Double glazed windows and door to rear garden, tiled floor, central heating radiator, polycarbonate roof with two opening vents.

Kitchen/

Breakfast Room: **17'1 x 8'11' (5.21m x 2.72m) Max. 'L' Shaped.** Comprehensive range of fitted wall and base units with granite worksurfaces over, integrated 'Neff' dishwasher, space and plumbing for washing machine, recessed 1¼ bowl sink, 'Neff' electric hob with extractor hood over, built in 'John Lewis' double oven, integrated fridge/freezer, 'Potterton Precision' gas central heating boiler, double glazed windows and door to rear.

First Floor

Landing: Wood flooring.

Bedroom One: **12'10 x 11'8 (3.91m x 3.56m).** Double glazed windows to rear, central heating radiator, fitted wardrobes.

Bedroom Two: **13'10 x 11'8 (4.22m x 3.56m).** Double glazed windows to front, central heating radiator.

Bedroom Three: **9'8 x 7'9 (2.95m x 2.36m).** Double glazed windows to front, central heating radiator, fitted wardrobes.

Bathroom: **9'6 x 7'8 (2.9m x 2.34m).** Tiled walls and floor, panelled bath with mixer tap/hand shower attachment, vanity wash hand basin with mixer tap, low-level flush WC, bidet, enclosed corner shower cubicle, central heating radiator, double glazed windows, access to loft.

Rear Garden: **100' x 28'6 (30.48m x 8.69m).** Mainly laid to lawn, flower beds with mature shrubs, patio area, feature fishpond.

Garage/

Workshop: **17' x 10'1 (5.18m x 3.07m).** Detached Brick built, bi-folding doors to front, pedestrian access door, glazed window to rear.

Front Garden: Tegula block paving, providing off street parking for 2/3 vehicles. Corner raised flower bed with mature shrubs.

Council Tax: Band F (Harrow Borough).

Green Verges, Stanmore cont....





AWAITING EPC AND FLOORPLAN

VIEWING STRICTLY BY APPOINTMENT THROUGH

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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.