



ROCKLANDS DRIVE, STANMORE

£550,000

**** NO ONWARD CHAIN **** A three bedroom semi detached house offering scope for further development subject to planning permission being granted. The property is situated in a quiet location convenient to local schools, parks and to Belmont Circle with its good shopping and transport facilities, such as Stanmore, Cannons Park and Edgware station with links into Central London and the A41, A5, M1 and M25 are also easily accessible. The property is in need of modernisation and briefly comprises entrance porch, hallway with built in storage, lounge, dining room, kitchen, three bedrooms off first floor landing, bathroom and separate W/C. Further benefits include double glazing, gas central heating, single garage with vehicle access via shared driveway and front and rear gardens.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- SCOPE FOR FURTHER DEVELOPMENT SUBJECT TO PLANNING PERMISSION
- TWO RECEPTION ROOMS
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- BATHROOM WITH SEPARATE W/C
- VEHICLE ACCESS TO GARAGE
- FRONT AND REAR GARDENS
- NO ONWARD CHAIN DELAYS
- CONVENIENTLY LOCATED FOR SHOPS, SCHOOLS AND TRANSPORT LINKS

Ground Floor

Porch

Entrance into porch via front aspect frosted door.

Hallway

Entrance into hallway via front aspect frosted door, side aspect frosted double glazed window, built in storage cupboard, under stairs storage with additional cupboard housing meters, side aspect frosted window, radiator, power points, phone point, stairs to first floor landing.

Lounge

12' 7" into half bay x 11' 3" (3.84m x 3.43m) Front aspect double glazed window into half bay, picture rail, double radiator, power points, TV aerial, phone point, carpeted flooring.

Dining Room

11' 6" x 10' 10" (3.51m x 3.30m) Rear aspect double glazed patio door to garden, picture rail, radiator, power points, carpeted flooring.

Kitchen

10' 7" x 6' 5" (3.23m x 1.96m) Rear aspect frosted double glazed door to garden, side aspect frosted double glazed window, range of wall and base level units with roll top work surfaces, one and a half bowl sink with drainer, space for gas cooker, plumbed for washing machine, space for undercounter fridge/freezer, floor mounted boiler, part tiled walls, power points, lino flooring.

First Floor

Landing

Side aspect frosted double glazed window, loft access, carpeted flooring.

Bedroom One

12' 7" into half bay x 11' 1" (3.84m x 3.38m) Front aspect double glazed window into half bay, picture rail, radiator, power points, carpeted flooring.

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m) Rear aspect double glazed window, picture rail, radiator, power points, cupboard housing hot water tank.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Bedroom Three

6' 10" x 6' 5" (2.08m x 1.96m) Dual aspect double glazed window, picture rail, radiator, power points, carpeted flooring.

Bathroom

6' 5" x 5' 7" (1.96m x 1.70m) Side aspect frosted double glazed window, pedestal hand wash basin, panel enclosed bath with mixer tap and shower attachment, wall mounted mirror fronted medicine cabinet, radiator, part tiled walls, lino flooring.

Separate W/C

Side aspect frosted double glazed window, low level W/C, lino flooring.

Outside

Front Garden

Shared driveway leading to single garage, side access to rear garden via wooden gate, laid lawn, hedge enclosed.

Rear Garden

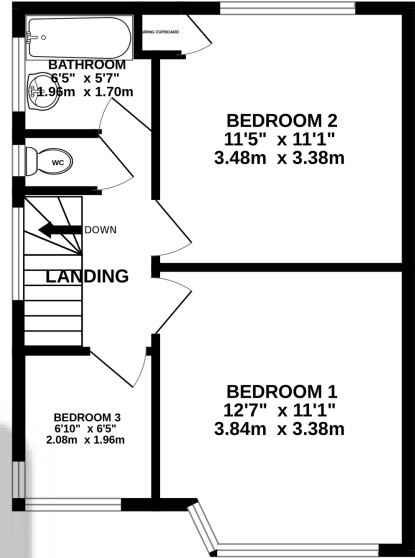
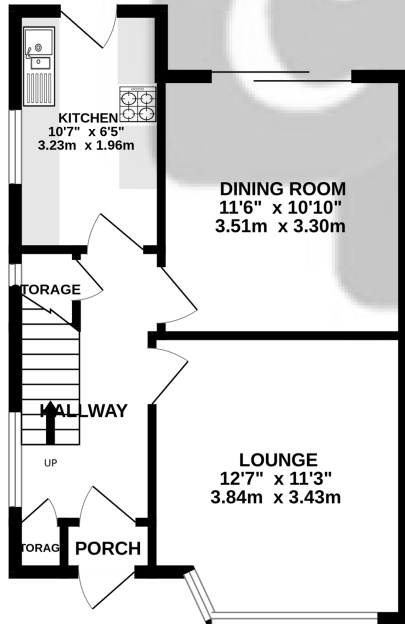
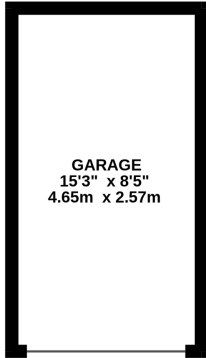
Patio leading to laid lawn, mature stocked borders, fence enclosed, side access to shared driveway via side aspect wooden gate, outside tap, security light.

Garage

15' 3" x 8' 5" (4.65m x 2.57m) Single garage with vehicle access via shared driveway, front aspect up and over door, rear and side aspect windows, side aspect door.

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024