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**ROBERTSON  
PHILLIPS**  
Estate Agents



Vernon Drive, Stanmore

£825,000



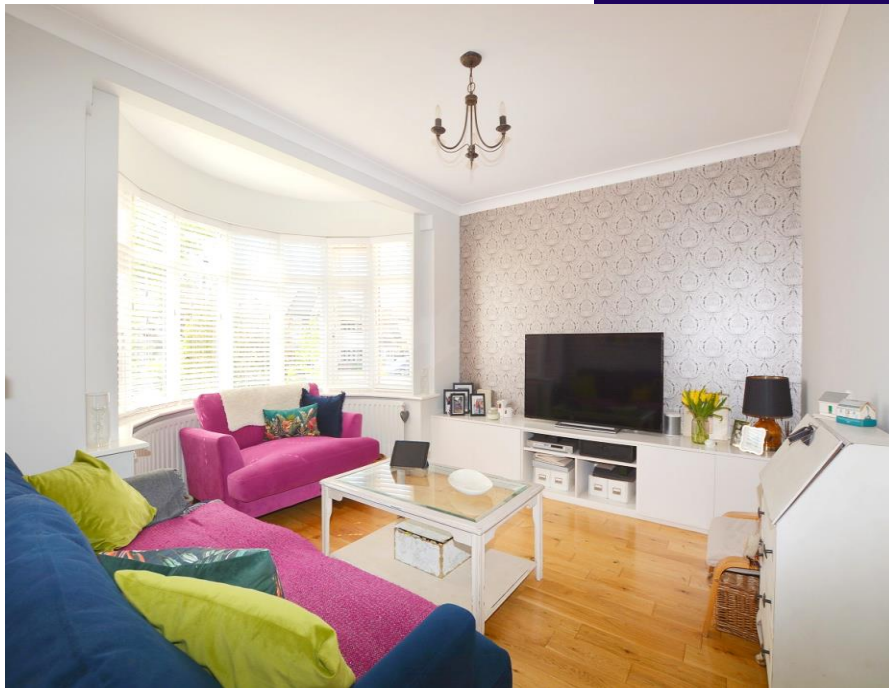
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Attractive Four Bedroom, Two Bathroom semi detached family home located on this popular residential road. There is a selection of sought after schools, places of worship, shops and transport are all within easy reach.

This bright and very spacious home comprises sitting room to front, lounge/TV room, kitchen/diner overlooking garden, office, (possible guest room) utility and downstairs shower/wc. Upstairs are four double bedrooms and bathroom. Features include double glazing, garage now used for storage, parking via own drive and secluded garden with wooded backdrop.



#### Entrance Hall

Welcoming entrance with Cloaks cupboard.

Sitting Room 4.60m (15'1") x 3.85m (12'8")

Bright room with feature double glazed bay window to front.

Kitchen Area 3.54m (11'7") x 2.57m (8'5")

With fitted units and space for range cooker and canopy extractor. Doorway to utility and garage.

Kitchen/Dining Room 5.93m (19'6") x 2.86m (9'5") max

Lovely bright area fitted with a matching range of cupboards, 1+1/2 bowl stainless steel sink, plumbing for dishwasher, space for fridge, window and bi-fold doors to garden. Opening to: Lounge/TV Room 3.77m (12'5") x 3.26m (10'8")

Secluded sitting area.

Office/Guest Room 2.18m (7'2") x 2.00m (6'7")

Double glazed window to rear.





Utility 2.39m (7'10") x 2.15m (7'1")

Plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, obscure window to side, fitted storage cupboard and door to:

Shower Room

With tiled shower enclosure, vanity wash hand basin and low-level WC.

Landing

Obscure window to side, linen cupboard.

Bedroom One 4.56m (15') x 3.42m (11'3")

Bay window to front and range of fitted wardrobes.

Bedroom Two 3.84m (12'7") x 3.42m (11'3")

Window to rear, fitted wardrobes and door to balcony.

Bedroom Three 3.19m (10'6") x 2.22m (7'3")

Double glazed double aspect windows.

Bedroom Four 2.42m (7'11") x 2.33m (7'8")

Double glazed corner window to front.

Bathroom

Bath with shower attachment, vanity wash hand basin with storage under, tiled shower enclosure, low-level wc, part tiled walls, heated towel rail and window to rear.

Garage

Mainly used for storage. Parking via own drive.

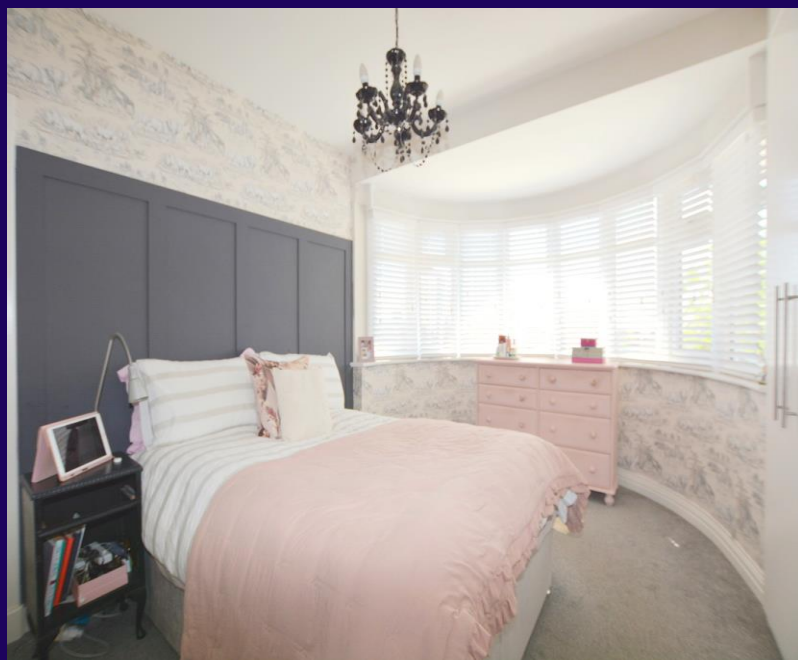
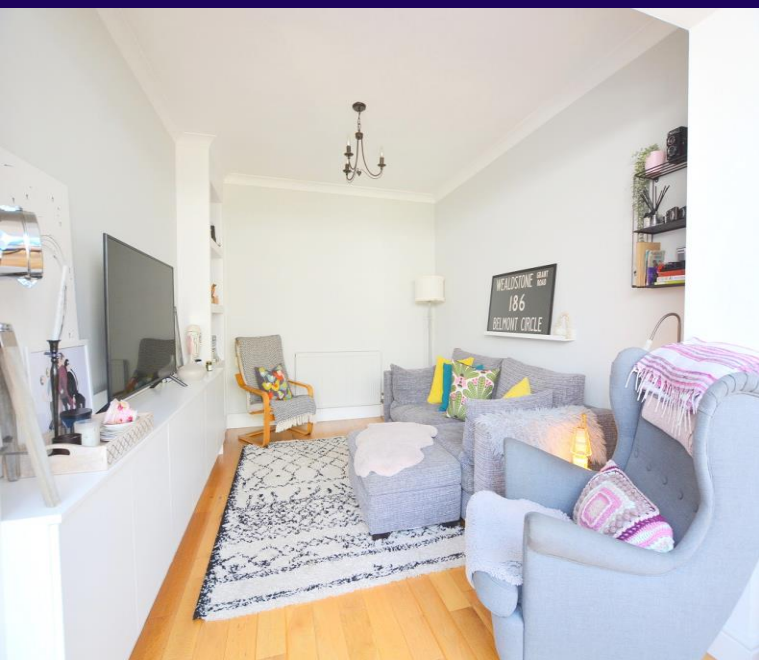
Garden Approx 87' 0" x 29' 0" (26.50m x 8.83m)

Mature garden, well fenced with spacious patio area, backing onto allotments and woodland area.

Council Tax Band: E

EPC Rating: C

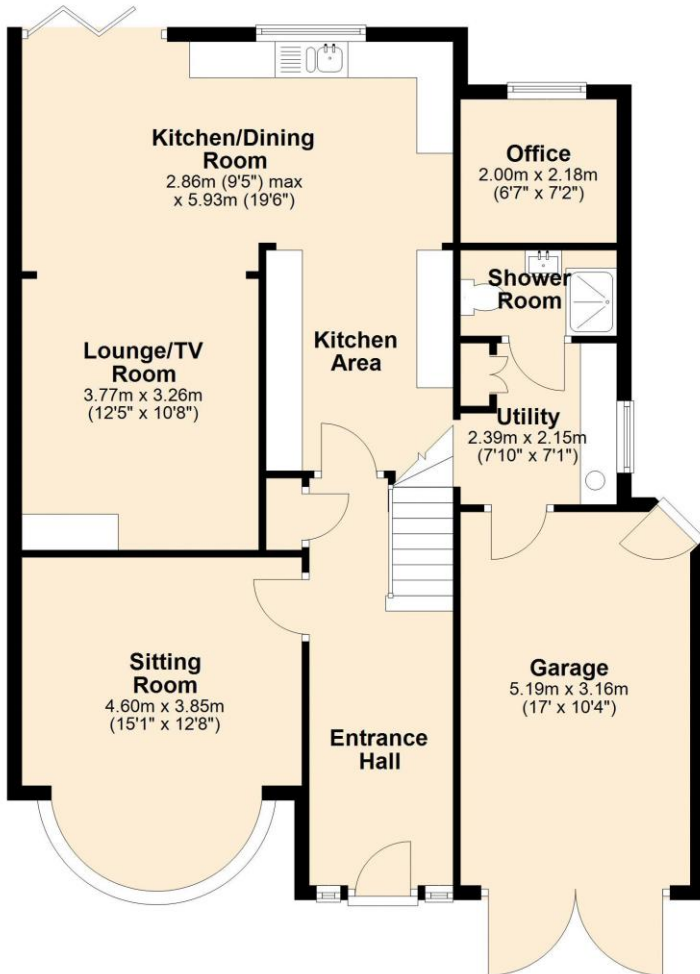
Tenure: Freehold



**Four Bedrooms ● Three Receptions ● Double Glazing ● Fitted Kitchen/Dining Room ●  
Downstairs Shower/wc ● Utility ● Parking ● Generous Garden**

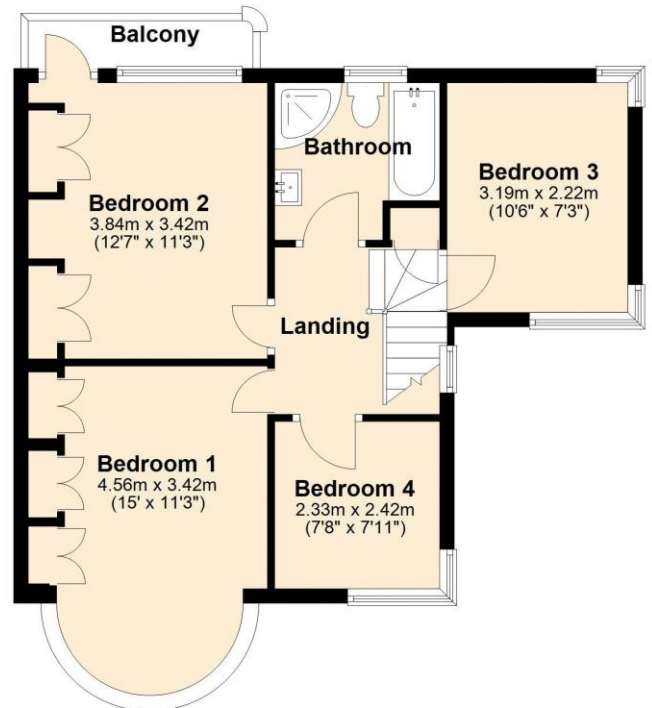
## Ground Floor

Approx. 92.8 sq. metres (999.3 sq. feet)

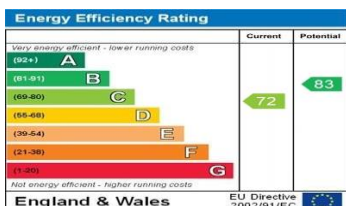


### First Floor

Approx. 50.0 sq. metres (537.9 sq. feet)



Total area: approx. 142.8 sq. metres (1537.2 sq. feet)



DISCLAIMER: Robertson Phillips may not have sought to verify the legal title of the property, the existence of planning permissions and/or building regulation approvals and have been unable to check the working condition of any services or appliances.

Property layouts are for general guidance and are not drawn exactly to scale. Measurements are taken at the widest points and bays, alcoves, wardrobes etc. may not be shown.