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**ROBERTSON  
PHILLIPS**  
Estate Agents



Daventer Drive, Stanmore

Guide Price £575,000



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### Attractive Three Bedroom Link

Detached family home located within a popular residential area which offers a selection of Primary and Secondary Schools (Avanti catchment) parks, golf courses, shops and restaurants.

This well decorated property comprises guest cloakroom, lounge/diner with doors to garden, fitted kitchen and spacious office area. Upstairs are three bedrooms and bathroom/wc. Features include double glazing, gas central heating and private garden.



#### Cloakroom

Window to front. Low level wc and wall mounted wash hand basin.

Lounge/Diner 5.97m (19'7") x 4.26m (14')

Bright room with double glazed window to front and double glazed double doors to garden, door to:

Kitchen 2.66m (8'9") x 2.64m (8'8")

Fitted with a matching range of base and eye level units, stainless steel sink with Quooker hot/cold/filter tap. Wall mounted Weissman central heating boiler, plumbing for washing machine and dishwasher, space for fridge/freezer, built in electric oven and four ring gas hob with extractor hood. Double glazed window to rear.

Office Area 5.05m (16'7") x 2.53m (8'3")

Range of fitted mirror sliding door storage units. Loft access.





### Landing

Loft access housing Mega flo hot water cylinder.

Bedroom One 3.17m (10'5") x 2.68m (8'9")

Double glazed window to rear, fitted wardrobes.

Bedroom Two 3.36m (11') max x 2.43m (8')

Double glazed window to front, fitted storage cupboards.

Bedroom Three 2.68m (8'9") x 2.67m (8'9")

Double glazed window to rear, fitted wardrobes.

### Bathroom

Bath with shower attachment, vanity wash hand basin with storage under, low-level WC, heated towel rail, obscure double glazed windows to front, door to cupboard housing water softener.

### Garden

Secure garden with patio and garden tap. Well fenced with lawn.

Parking via own drive.

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

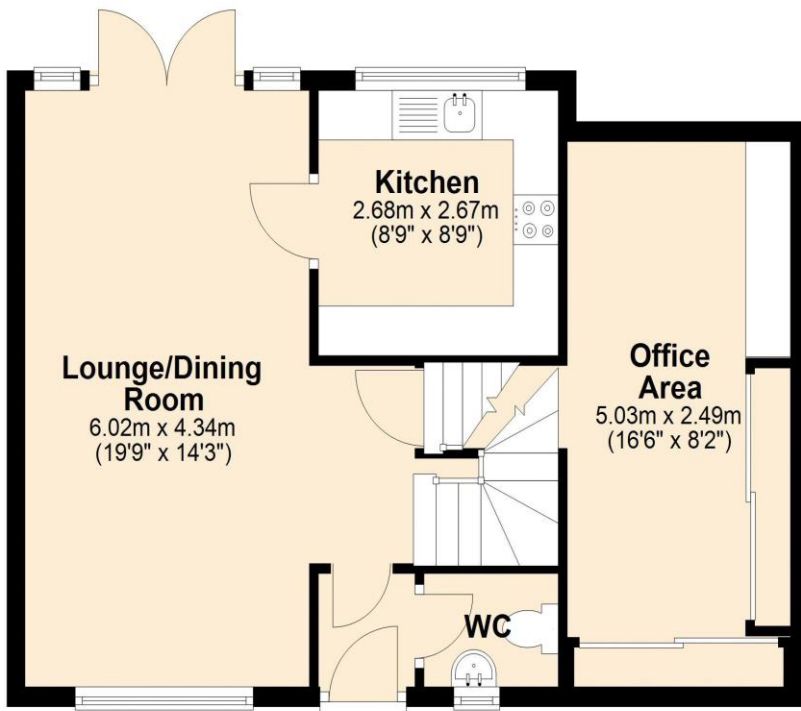


## KEY FEATURES:

Three Bedrooms • Lounge/dining room • Double Glazing • Fitted Kitchen • Office Area  
• Cloakroom • Secluded Garden •

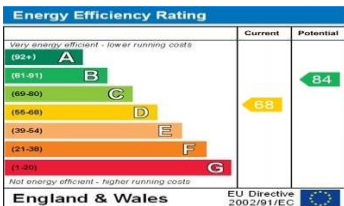
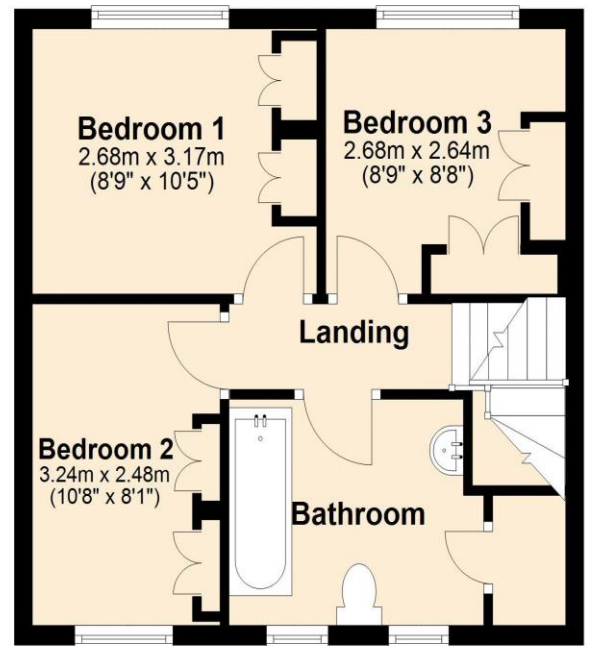
### Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



### First Floor

Approx. 35.7 sq. metres (383.9 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.