Clamp Hill, Stanmore HA7 3JL

Offers In Excess Of £1,500,000

The Collection - Fine Homes By Benjamin Stevens

A unique opportunity to acquire this extended and refurbished THREE/FOUR BEDROOM TWO/THREE BATHROOM DETACHED FAMILY HOME WITH SELF CONTAINED DETACHED ANNEX situated on a bold gated plot on one of Stanmore's most sought after residential roads Clamp Hill, conveniently located for the shopping and transport facilities at both Stanmore & Bushey Heath. The property is being offered in excellent condition throughout and benefits from: Secluded Gated Plot, Security Entryphone System, Spacious Entrance Hall, Guest Cloakroom, Living Room, Fully Fitted Open Plan Kitchen Diner & Morning Room, Utility Room, Bedroom One With En Suite Shower Room. Two Further Bedrooms, Family Bathroom, Self Contained Detached Annex With Fully Fitted Kitchen & En Suite Shower Room, Secluded Rear Garden, Off Street Parking For Several Cars.

NO UPPER CHAIN

Clamp Hill, Stanmore HA7 3JL

Exterior:

Entrance Hall:

Exterior:

Entrance Hall:

Exterior:

Lounge:

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Lounge:

Open Plan Kitchen Diner/Morning Room:

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Open Plan Kitchen Diner/Morning Room:
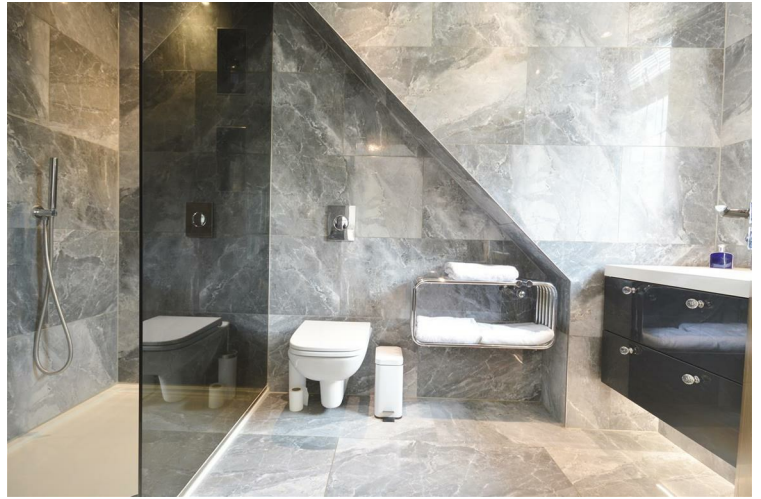

Open Plan Kitchen Diner/Morning Room:

Open Plan Kitchen Diner/Morning Room:

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Utility Room:

En Suite Shower Room:

Bedroom One:

En Suite Shower Room:

Bedroom One:

Bedroom Two:

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Bedroom Two:

Family Bathroom:

Bedroom Three:

Self Contained Annex:

Bedroom Three:

Self Contained Annex:

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Self Contained Annex:

Rear Garden:

Shower Room:

Rear Garden:

Shower Room:

Patio Rear Garden View:

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Exterior Rear:

Aerial View:

Aerial View:
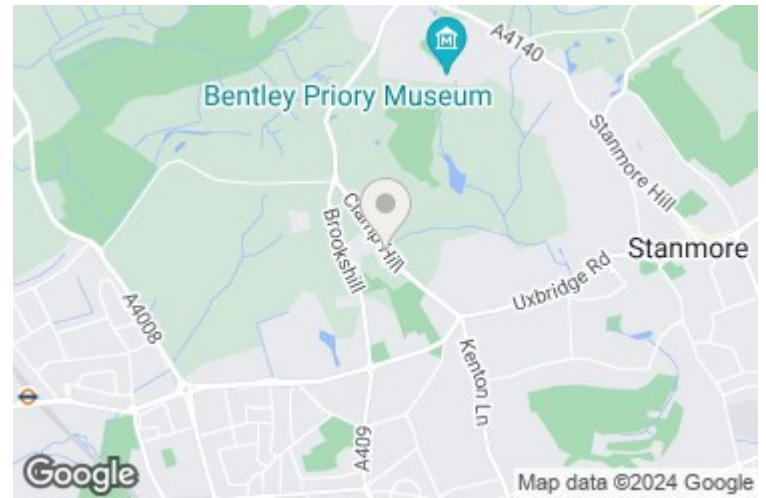

As always buyers are advised to gain verification from their surveyor/solicitor during the conveyancing process.

Disclaimer:

While every care and effort has been made to ensure these details are correct their accuracy cannot be guaranteed and so should not form part of any contract.
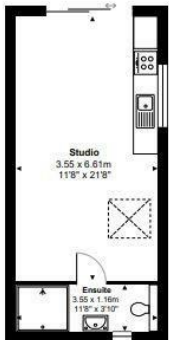

Tenure:

This is a freehold property.
Council Tax Band F £3,302 per annum.

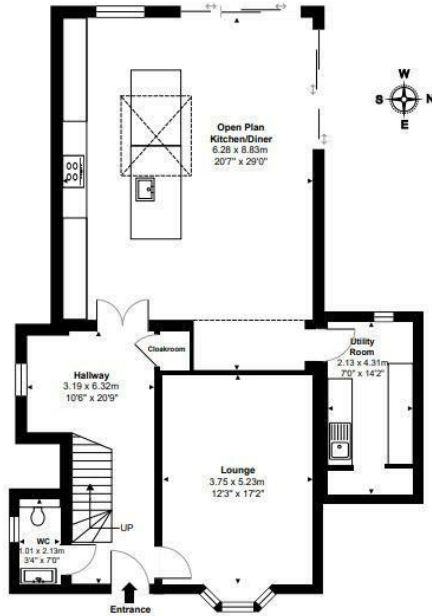## Hillingdon, Clamp Hill, Harrow Weald, HA7 3JL

Total Internal Area (including Outbuilding): 205.3 m² ... 2209 ft²
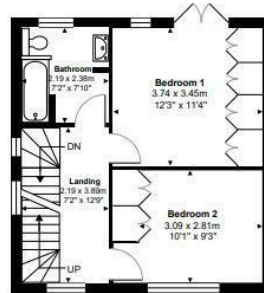
FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE
IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING, PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES,
AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A
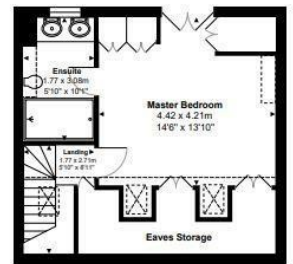PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Outbuidling

Studio
3.55 x 6.61m
11'8" x 21'8"

Ensuite
3.55 x 1.16m
11'8" x 3'10"

Ground Floor

Open Plan
Kitchen/Diner
6.28 x 8.83m
20'7" x 29'0"

Hallway
3.19 x 6.32m
10'6" x 20'9"

Cloakroom

Utility
Room
2.13 x 4.31m
7'0" x 14'2"

Lounge
3.75 x 5.23m
12'3" x 17'2"

WC
1.01 x 2.13m
3'4" x 7'0"

UP

Entrance

First Floor

Bathroom
2.19 x 2.38m
7'2" x 7'10"

Bedroom 1
3.74 x 3.45m
12'3" x 11'4"

DN

Landing
2.19 x 3.89m
7'2" x 12'9"

Bedroom 2
3.09 x 2.81m
10'1" x 9'3"

UP

Second Floor

Ensuite
1.77 x 3.08m
5'10" x 10'1"

Master Bedroom
4.42 x 4.21m
14'6" x 13'10"

Landing
1.77 x 2.71m
5'10" x 8'1"

Eaves Storage