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**ROBERTSON
PHILLIPS**
Estate Agents



Binyon Crescent, Stanmore

£540,000



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A Three Bedroom extended semi detached property located within the Bentley Wood High School for girls catchment area and within easy reach of Stanmore offering a selection of shops, restaurants and Underground station.

The property comprises downstairs cloakroom, utility area, sitting room, dining room, extended kitchen/breakfast room with doors to garden, three bedrooms and bathroom/wc.

There is a small garden to rear and off-street parking to front.



Entrance Hall

Front door to entrance hall with tiled floor and skylights. Opening to utility area.

Utility Area

Fitted units with built in oven and hob, sink, plumbed for washing machine, skylight, door to garden and doorway to kitchen.

Cloakroom

Low level wc, wall mounted sink and part tiled walls.

Sitting Room 14' 9" x 11' 3" (4.49m x 3.43m)

Spacious room with double glazed window to front. Tiled floor.



Dining Room 11' 6" x 9' 8" (3.50m x 2.94m)
Double glazed window to front. Tiled floor.

Kitchen/Breakfast Room 19' 5" x 13' 4" (5.91m x 4.06m)
Range of fitted units and breakfast bar. Inset sink, oven and hob and dish washer. Large skylight, double glazed double doors to garden. Window to rear, under stairs cupboard. Tiled floor. Space for fridge/freezer.

Landing
Storage cupboard, double glazed windows to rear and side, loft access.

Bedroom One 11' 6" x 10' 10" (3.50m x 3.30m)
Double glazed window to front. Fitted wardrobes.

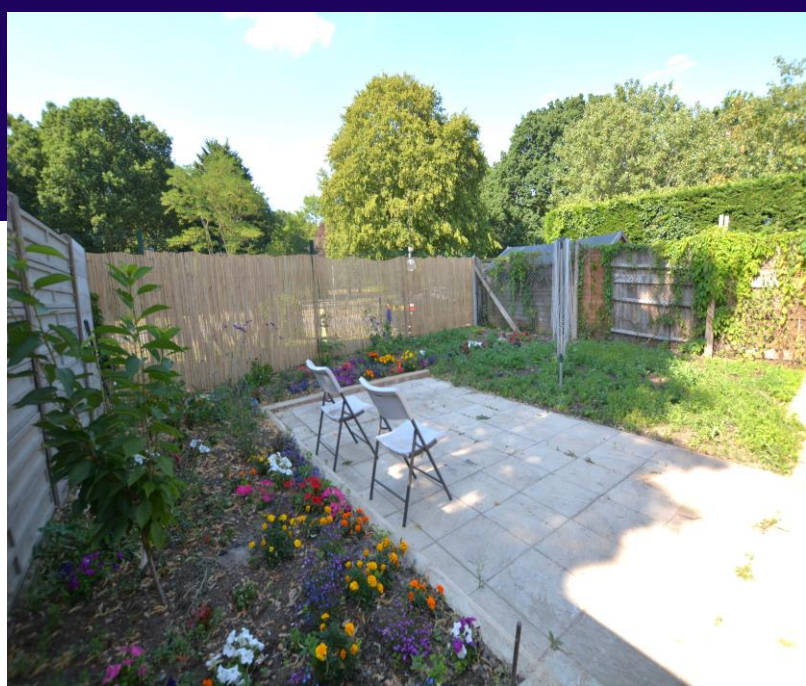
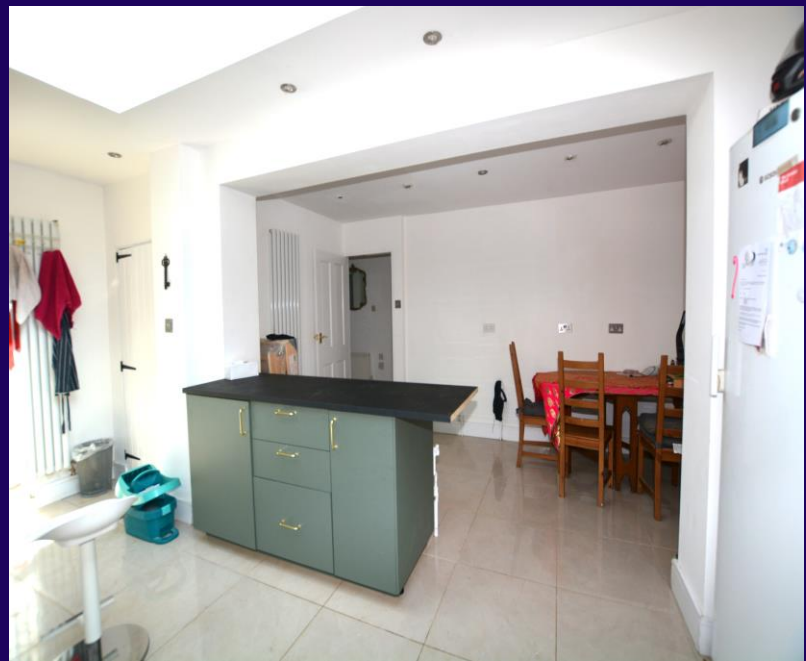
Bedroom Two 11' 6" x 9' 8" (3.50m x 2.94m)
Double glazed window to front.

Bedroom Three 10' 6" x 8' 7" (3.20m x 2.61m)
Double glazed window to rear, wall mounted combination boiler.

Bathroom
Obscure double glazed window to rear. Bath with shower attachment, wash hand basin with cupboard under, low level wc and part tiled walls.

Garden
Patio area and flower beds. Off street parking
Small gravel drive.

Council Tax Band: D
EPC Rating:
Tenure: Freehold

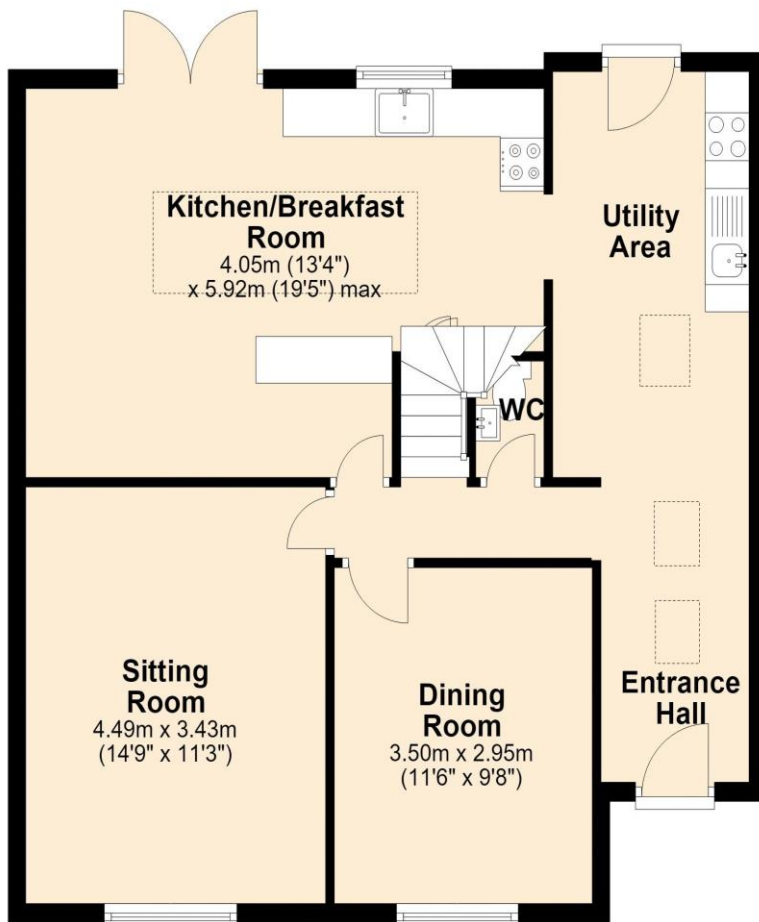


KEY FEATURES:

Three Bedrooms • Two Reception Rooms • Double Glazing • Spacious Kitchen/breakfast Room • Downstairs Cloakroom • Bathroom/wc • Utility Area • Garden with patio

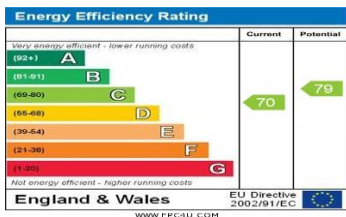
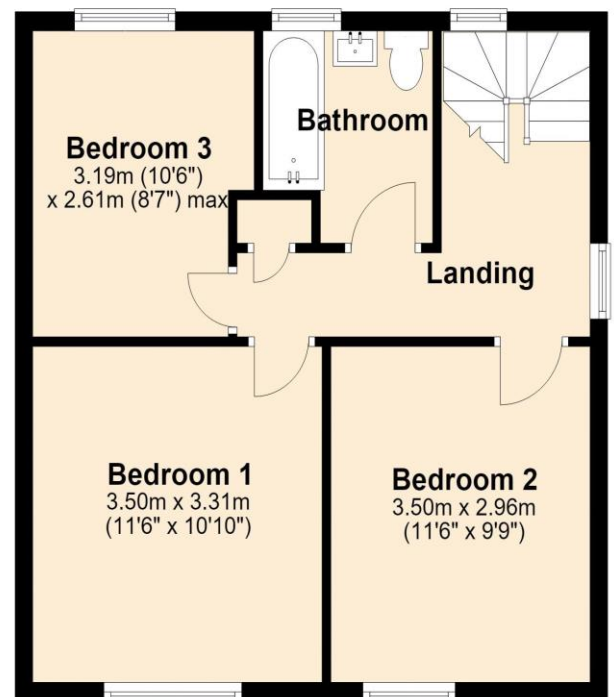
Ground Floor

Approx. 68.3 sq. metres (735.6 sq. feet)



First Floor

Approx. 43.3 sq. metres (465.6 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.