



10 Brockley Close, Stanmore, HA7 4QL

Asking Price £900,000

A Chain Free Detached Three Double Bedroom Family Home with a South facing garden in this sought-after cul-de-sac location.

Accommodation comprises Three Double Bedrooms, Large reception room, Dining Room, TV Room, and kitchen/breakfast room.

Features include a carriage driveway, garage via own drive and guest cloakroom.

An early viewing is highly recommended via vendor's agents Benjamin Stevens - call now to view!

Entrance Hallway 11'11 x 8'9 (3.63m x 2.67m)



Side aspect window, stairs to first floor, doors to:

Reception Room 18'5 x 13'1 (5.61m x 3.99m)

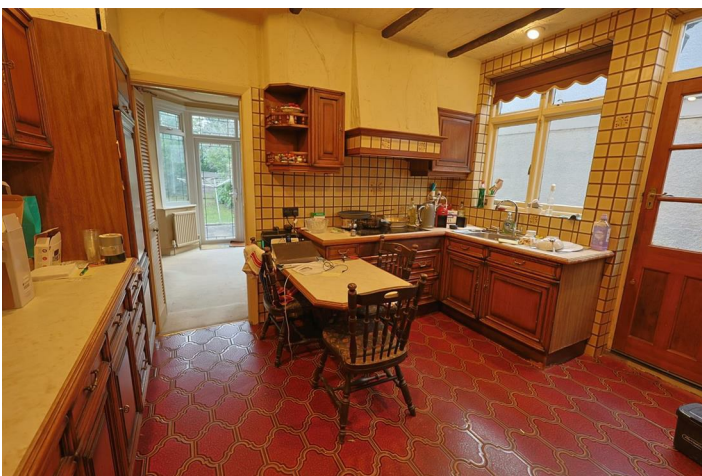


Laid to carpet, frost aspect window, double doors to rear.

Guest Cloakroom

Low level WC, wash hand basin, frosted window.

Kitchen 11'11 x 9'2 (3.63m x 2.79m)



Side aspect window, door to side, range of wall and base units, integrated five ring hob, integrated oven, stainless steel sink unit with mixer tap and drainer. Door to TV Room.

TV Room 11'11 x 11'9 (3.63m x 3.58m)



Patio doors to garden

Dining Room 14'4 x 12' (4.37m x 3.66m)

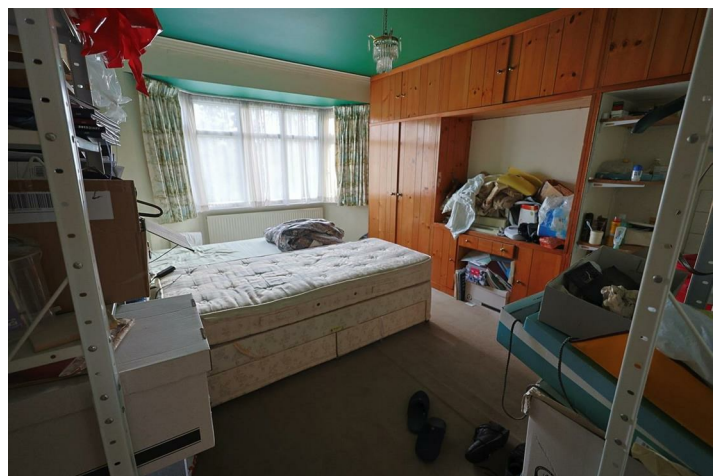


Door to garden, rear aspect windows.

First floor landing

Front and side aspect windows. Loft access and doors to:

Bedroom One 15' x 11'6 (4.57m x 3.51m)



Rear aspect bay window.

Bedroom Two 13'1 x 13'1 (3.99m x 3.99m)



Rear aspect window. Lift to ground floor.

Storage / boiler room 8'1 x 6'0 (2.46m x 1.83m)

Door leading to rear of garage, and door to garden.

Bedroom Three 11'11 x 9'7 (3.63m x 2.92m)



Front aspect window.

Bathroom 8'1 x 7'1 (2.46m x 2.16m)



Rear aspect frosted window, panelled bath with mixer tap and shower attachment, vanity wash hand basin, airing cupboard.

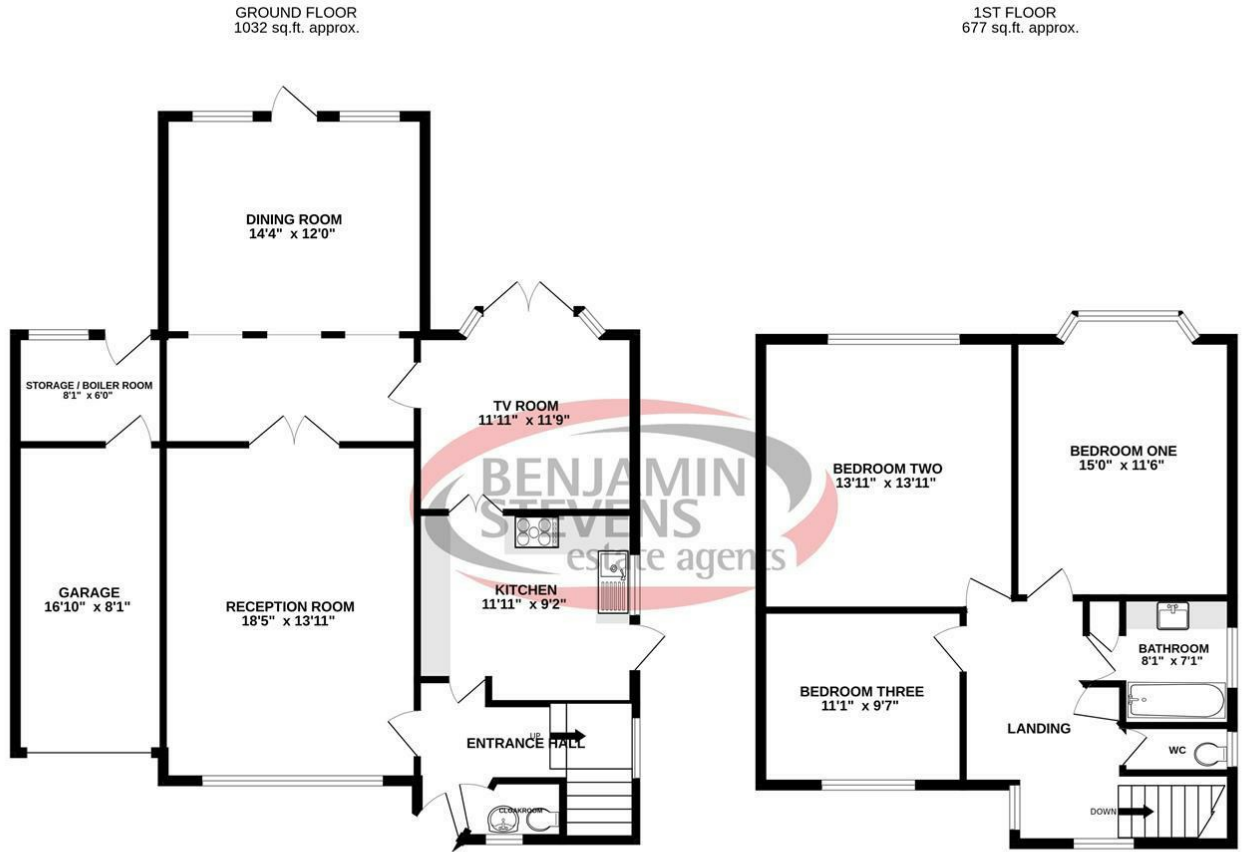
Separate WC

Low level WC, side aspect window.

Garage 16'10 x 8'1 (5.13m x 2.46m)

Up and over garage door to front, rear door to storage/boiler room.

Floor Plan



TOTAL FLOOR AREA : 1709 sq.ft. 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.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Edgware Office- 194 Station Road, Edgware, HA8 7AT. Tel: 020 8958 1118
Bushey Heath Office- 59 High Road, Bushey, WD23 1EE. Tel: 020 8950 7777
www.benjaminstevens.co.uk