



HINTON & DOWNES  
*residential*

SALES, LETTINGS & MANAGEMENT

Rocklands Drive

Stanmore HA7 2JE

- Three bedroom semi detached house
- Offered for sale with No Upper Chain
- Gas fired central heating
- Double glazed windows

Asking Price Of **£500,000**

EPC Rating '62'





## Property Description

The accommodation with approximate room sizes is arranged as follows:

Entrance Hall Radiator. Coats cupboard. Wood flooring.

Through Lounge 25'9 x 11' (7.83m x 3.34m). Double glazed window to front aspect. Feature fireplace. Radiators. Double glazed patio doors to rear aspect and garden

Kitchen 13'10 x 6'4. (4.24m x 1.92m). Fitted with a basic range of eye and base level units with work surfaces to compliment. Single drainer sink unit with mixer taps. Recess for cooker. Wall mounted boiler. Double glazed window to side aspect. Door to rear aspect and garden.

First Floor Landing Access to loft space. Double glazed window to side aspect.

Bedroom I 13' x 9'3. (3.96m x 2.81m). Double glazed window to front aspect. Radiator. Fitted wardrobes. Picture rail.

Bedroom II 10' x 7'8 measured to wardrobes. (3.04m x

2.34m). Double glazed window to rear aspect. Radiator. Fitted wardrobes.

Bedroom III 7'8 x 6'6. (2.34m x 1.98m). Double glazed window to front aspect. Radiator.

Bathroom Panelled bath with mixer taps. Pedestal hand wash basin. Tiled walls. Radiator. Double glazed window to side aspect.

Separate WC Low level W.C. Double glazed window to side aspect.

#### General Information

Front Garden Paved to provide off street parking. Flower borders.

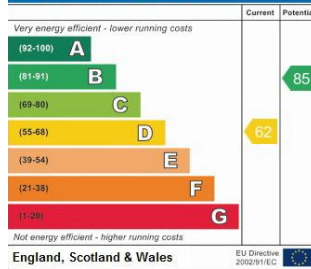
Rear Garden Approx 80ft in length and wider than average. Patio area leading to lawn and borders. Side access gate..

Garage Approached via a shared driveway.

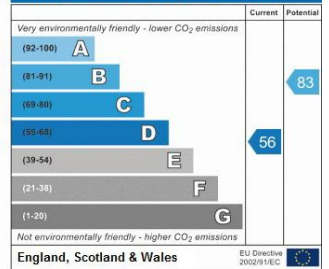
Tenure Freehold



### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



399 High Road  
Harrow  
Middlesex  
HA3 6EL

www.hintonanddownes.co.uk  
sales@hintonanddownes.com  
0208 861 1066

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements