



Price Taylor LLP

Residential

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**FREEHOLD
CHAIN FREE**



3



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1

924 ft²



Dean Drive | Queensbury | London | HA7 1HB

Property Features

- Dean Drive, no through road off Holly Avenue
- Jubilee Line Services at Queensbury Station
- London Borough of Harrow location
- Abundant local shops nearby
- Porch
- Large living room
- Extended
- Upstairs bathroom
- Off street parking
- Garage with potential for conversion (STPP)
- Requires some work
- Make it your own



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**Dean Drive,
Queensbury HA7**

Call today to view this three-bedroom family home located in Queensbury, only a short distance from a variety of local schools and the Jubilee Line offering easy access into London. Internal viewing is highly recommended.



Situated in a popular location, this end-of-terrace three bedroom house is perfect for families looking for a spacious property with scope to make it your own. The house boasts a quiet garden and patio area, ideal for outdoor entertaining or relaxing in the sun. With off-street parking available, convenience is key for residents.

The property is well located for the Jubilee Line, at Queensbury Station, making commuting a breeze for those working in the West End.

There is a convenient porch which is welcoming, and on entering the house, there are stylish veneered full height double glazed doors into the living room. The living room has been extended and widened, and the kitchen has also been increased in size. The living room is divided into two areas, with glazed doors, which fold out of the way when not required. The kitchen has dual aspect windows and is a functional space, with a back door and two independent entrances to the living room. There is a very good sense of light and space in the ground floor.

Moving upstairs there is a feature staircase with panelled balustrade. The bedroom doors are the original 1930s timber doors. There are two spacious double bedrooms and a single bedroom. Externally the garage has a generous ceiling height of approx. 2.6m, and offers potential.



Ground Floor Accommodation

Carpeted porch with double glazing set upon a dwarf wall. Timber door.

Entrance Hall:

Solid timber door leading to a welcoming entrance hall, with stair case. Radiator.

Lounge / Dining Room: 3.01m (widens to 4.02m) x 10.56m (9'10" (widens to 13'2") x 34'7").

Double glazed doors opening up into a living room, with concertina and side hung glazed doors leading to dining area. Wall mounted radiators. Prepared floor.

Kitchen / Breakfast room: 5.66m x 1.79m (18'6" x 5'10")

A range of fitted wall mounted units and base units, with space for cooker and washer drier. With laminate worktops with one and a half bowl kitchen sink, and tiled splashbacks. Larder fridge and dishwasher. Windows to side aspect and rear. Glazed door to garden. Radiator.

First Floor Accommodation

Landing

Carpeted staircase leading to carpeted landing with loft access.

Bedroom 3.85m x 2.87m (12'7" x 9'5").

Double glazed windows to front aspect. Carpeted flooring. Built in cupboards with space for double bed. Radiator.

Bedroom 2.0m x 1.99m (6'6" x 6'6").

Double glazed window to front aspect. Hard wearing laminate flooring. Shelf units and cabinet. Radiator.

Bedroom 3.0m x 3.40m (9'10" x 11'1").

Double glazed windows to rear aspect. Hard wearing laminate flooring. Radiator.

Bathroom

A three piece suite bathroom with WC, with tiled walls and floor covering. Double glazed frosted window to rear aspect. Radiator.

Exterior Accommodation

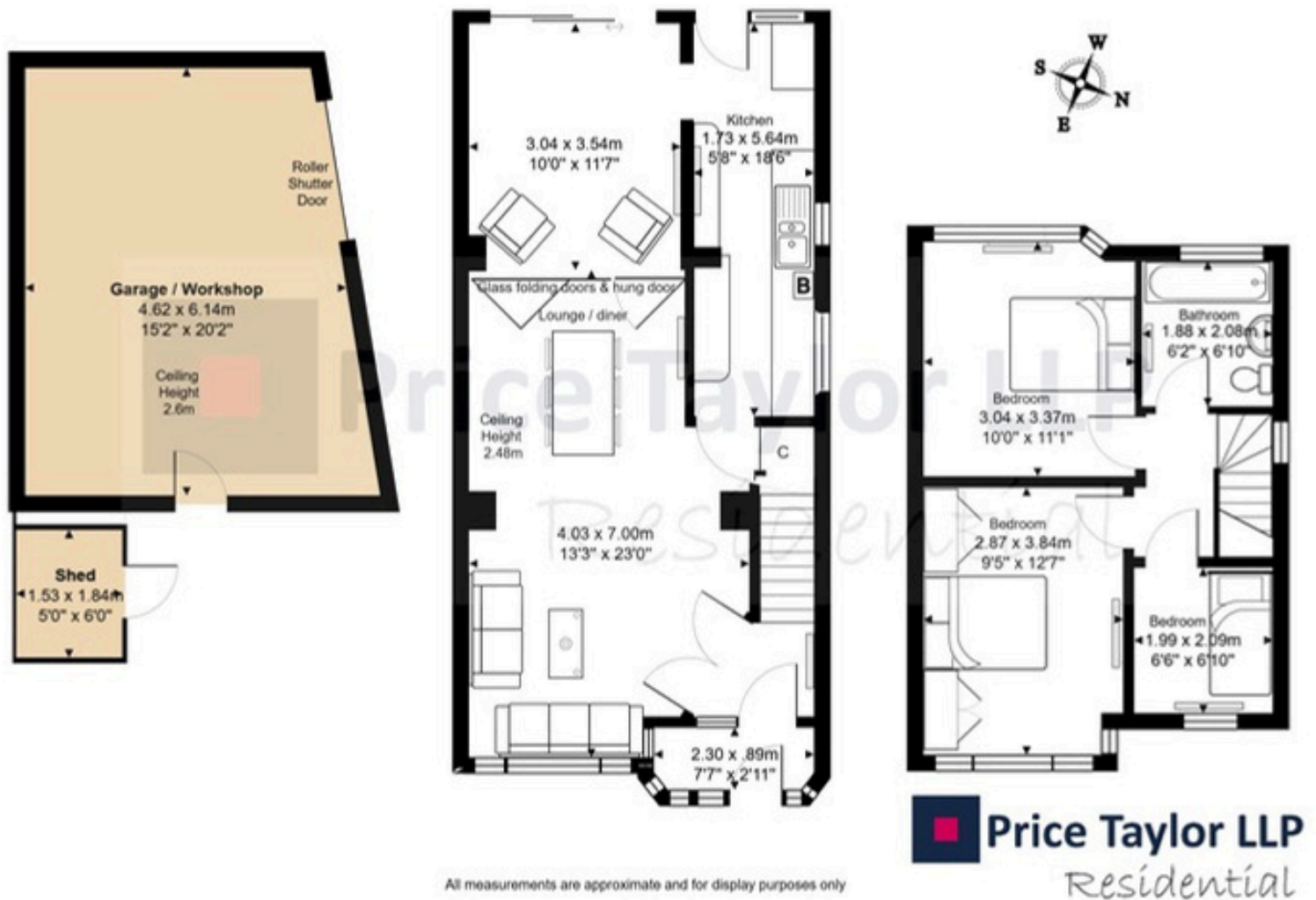
Off street parking to the front. With block paving 4.85m x 4.6m (15'10" x 15'1"). Borders with shrubbery.

Back garden 5.33m x 8.4m (17'5" x 27'6"). With patio area, and lawn with mature shrubs.

Garage Workshop 4.11m (increasing to 5.10m) x 6.15m (13'1" (increasing to 16'8") x 20'2") With brick and block walls and concrete screed floor. With power point. Metal roller shutter door and pedestrian door.

Timber Garden Shed 1.8m x 1.38m (5'10" x 4'6"). With felt roof.

“Dean Drive has a lovely atmosphere. It is above everything else, family friendly, and there is a great sense of community, where the neighbours look out for one another. The Jubilee Line at Queensbury Station is very near, and there is a good selection of schools.”



All measurements are approximate and for display purposes only

Total Area: 85.8 m² ... 924 ft² (excluding limited height area, garage / workshop, shed)

Limited Height Area (under stairs) (<1.5m Ht) : 0.83 m² 8 ft²

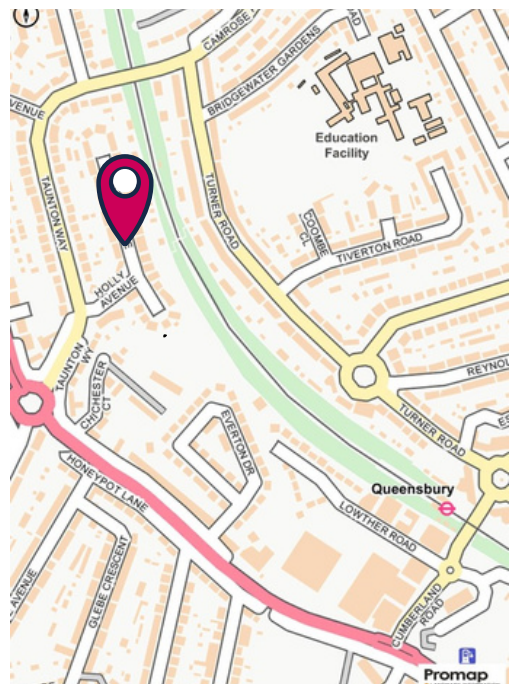
Garage: 28.3 m² (304 ft²)

Shed: 2.8 m² (30 ft²)

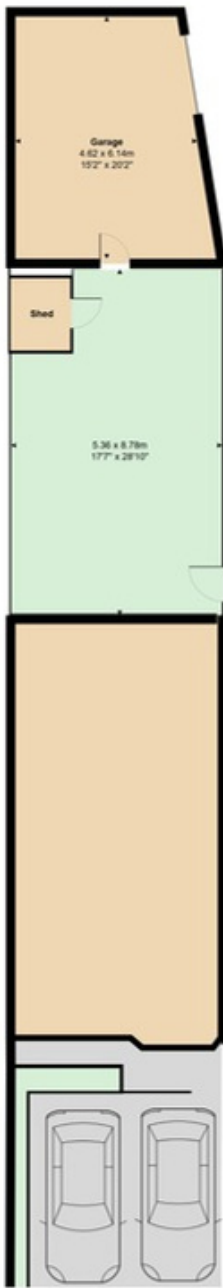
Measured In Accordance with RICS Professional Standard: Property Measurement, 2nd Edition to IPMS 3B

Property Location

Dean Drive, Queensbury, HA7 1HB



Property Site Plan



Additional Information

Council Tax Band D

EPC: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Terms

Price £525,000

Subject to Contract

ARRANGE A VIEWING

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Ref: 37HA7



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