

Hamptons

INTERNATIONAL



Plot 6 Overton Place, Stanmore, HA7

4  3  2 

£680,000
(£675,000)

Property details



Key features

- **Final 4 Bedroom Townhouse**
- **Kitchen with Quartz worktops and i**
- **Tiled bathroom and ensuites**
- **Study**
- **Flooring throughout and wet under**
- **Bespoke fitted wardrobes and walk**
- **Parking space with EV charging poi**
- **Biodiverse sustainable green roof**
- **Air source heat pump system**
- **10 year IWC warranty**

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Description

FINAL HOME ON THIS DEVELOPMENT NOW AVAILABLE. Located in the heart of Stanmore and the perfect area to raise a family is this stunning 4 bedroom, 3 bathroom townhouse set over four floors. Plot 6 Overton Place is the ideal home for a growing family. The high end kitchen is to the front of the home with a separate Living/Dining room to the rear with the landscaped garden accessed via a set of french doors. There is also a guest wc situated on the ground floor. The principal bedroom along with its own ensuite and walk-in wardrobes occupies the first floor with three further bedrooms, a study, a family bathroom and additional ensuite to bedroom 3 completing the upper floors. Specification:- Modern contemporary super matt finish kitchen with soft close doors and drawers. Quartz worktops with 100mm upstand (full height behind cooker). Single bowl sink. Selection of quality integrated appliances: Fridge freezer (70:30), Dishwasher, Multi-function electric tower oven, Electric induction hob, Extractor hood, Washer dryer.- Contemporary bathrooms with white sanitaryware and high quality chrome brassware. Bathtubs with feature LED lights underneath the bath panel and inside feature niche, shower over with glazed shower screen with wall mounted taps. Showers to ensuite shower rooms with concealed thermostatic showers and rain dance shower heads. Under sink vanity units. Wall hung concealed wc. Chrome finished dual fuel heated towel radiators with integrated digital thermostat. Mechanical extract ventilation part of the whole-house MVHR system (Mechanical Ventilation and Heat Recovery). LED lit mirrors with built in storage.- Digital aerial and cable TV points to living room, principal bedroom. Telephone points. Cat 6 cabling.- High efficiency ASHP central heating system (air source heat pumps). Smart thermostat heating control. Whole-house MVHR system (Mechanical ventilation and heat recovery).- Wet underfloor heating to ground floors and wet radiators to upper floors.- Herringbone tiling to ground floors and carpets to stairs, landings and bedrooms.- Bespoke fitted wardrobes to all double bedrooms. Bespoke open walk-in wardrobe to principal bedroom.- A mix of LED downlighters and pendants throughout. Feature wall lights to living space and landing areas. Feature recessed LED cornice to living/dining room ceiling.- Brushed stainless steel ironmongery and high level plates (light switches, media plates). Premium double stepped matching skirting and architraves throughout.- Sustainable urban Design Systems (SuDS) to external roads and parking laid with permeable paving.- External taps and secure storage space to rear garden.- Secured individual bin stores located to the front.- Biodiverse sustainable green roof.- External communal lighting throughout (bollards and street lamps). External wall fixed downlight to entrance.- Resident parking - 1 space per house with electrical vehicle charging point.- Landscaped front garden and artificial grass to rear garden with sandstone paved patio area.- Alarm system. Smart video doorbell.- 10 year IWC insurance backed structural warranty. Tenure: Freehold Estate Charge: £422.92 p/a Council Tax Band: Awaiting EPC rating: B To arrange a viewing, please contact Hamptons Stanmore New Homes on 0208 954 8626. Disclaimer: The images displayed could be the current development or images of similar Jasper show homes. Situation Stanmore strikes the perfect balance between residing in a leafy suburb yet having big-city convenience within easy reach; an ideal setting for growing families. Commuting via Stanmore's Jubilee line service means heading into the heart of London can be within 30 minutes. Stanmore has a wealth of amenities on your doorstep with both supermarkets and local independent shops, cafe and restaurants dotted along the Broadway. Education for all ages are within easy reach with Nurseries for pre-schoolers, Primaries such as Ayward Primary and Stanburn situated alongside high-performing Secondaries such as Avanti House & Bentley Wood. Private schools are also located nearby. Property Ref Number: HAM-62374







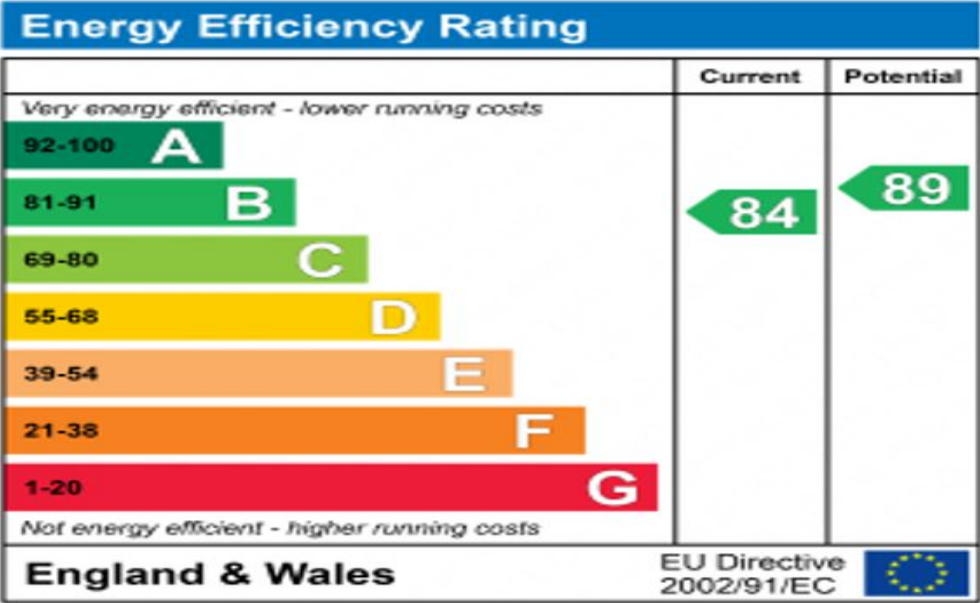








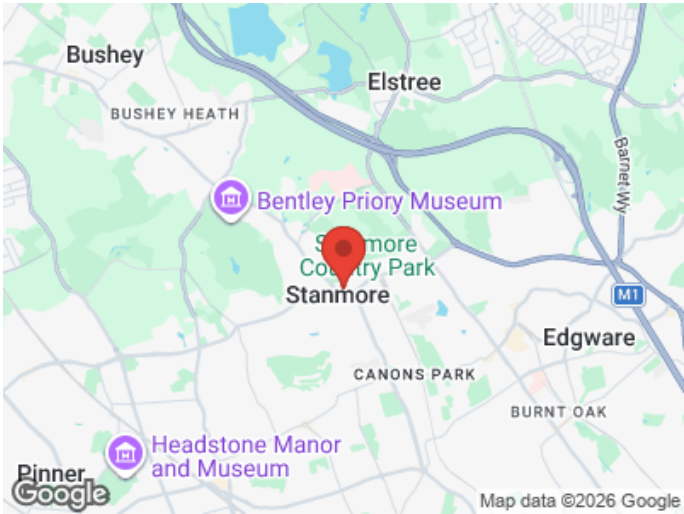
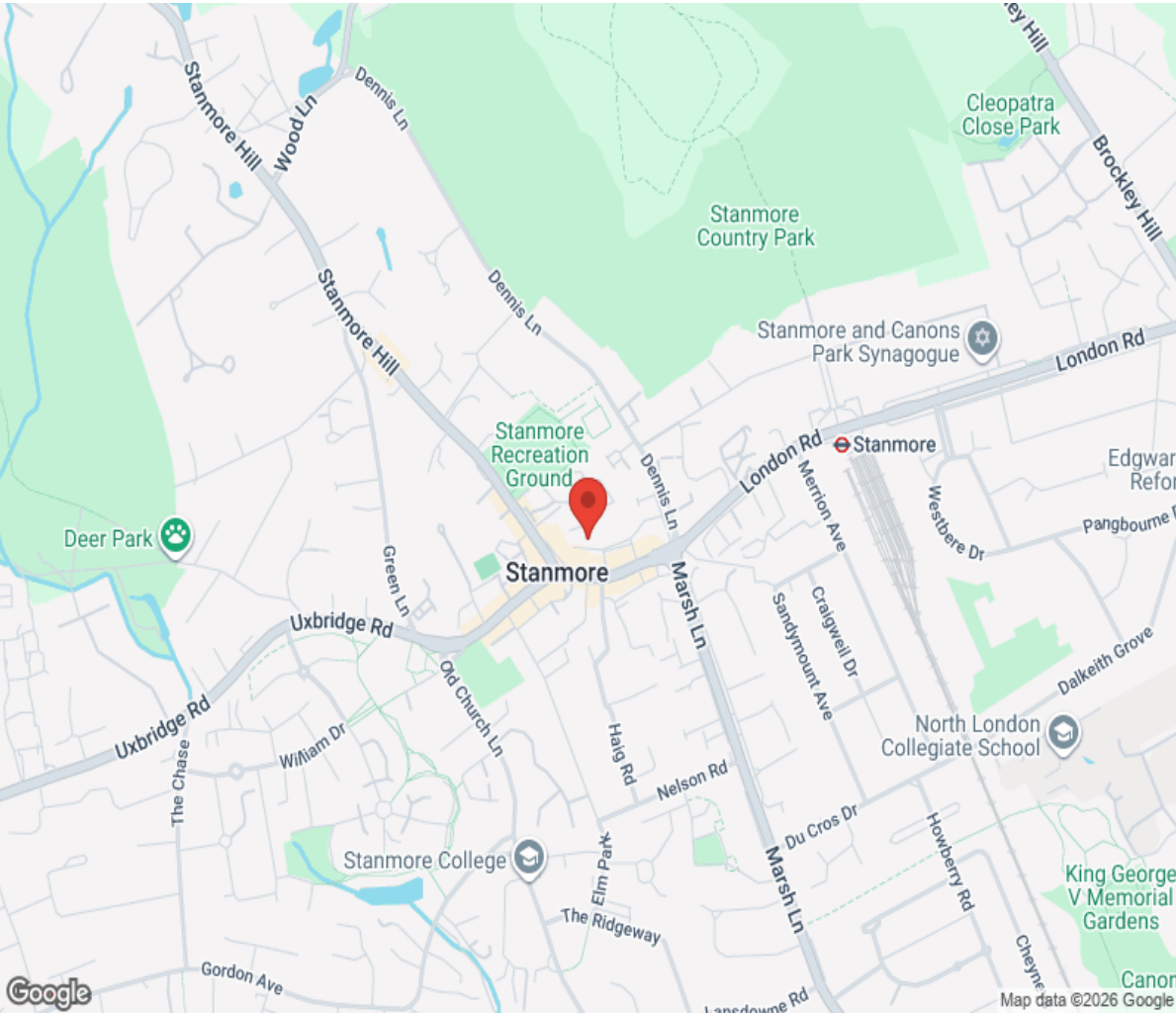




Floor plan



Location



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