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**ROBERTSON
PHILLIPS**

Estate Agents



Warburton Close, Harrow

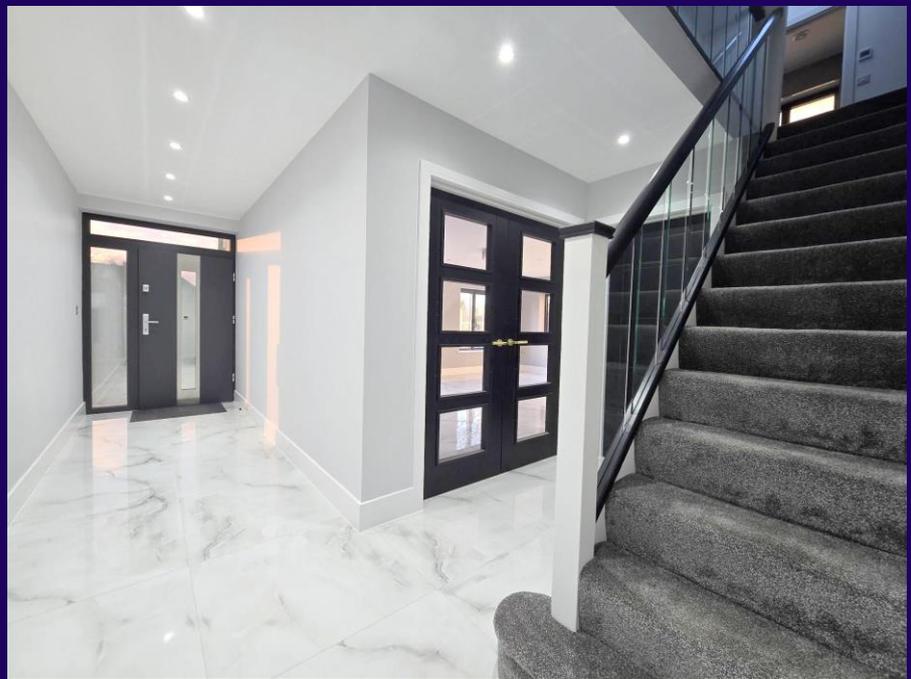
£1,495,000



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A beautifully refurbished and substantially extended five-bedroom, three-bathroom family home, ideally positioned just off a private road in the sought-after Harrow Weald area. This impressive property has been finished to a high standard throughout, offering generous and well-balanced living accommodation ideal for modern family life. The ground floor features spacious reception areas with excellent natural light, a contemporary fitted kitchen with integrated appliances, and seamless access to the rear garden—perfect for both everyday living and entertaining. Upstairs, the property boasts five well-proportioned bedrooms, including a principal bedroom with en-suite facilities, along with two additional stylish bathrooms finished with quality fixtures and fittings. Further benefits include ample storage, modern heating and electrics, double glazing throughout, and off-street parking. Tucked away off a private road, the home enjoys a quiet and exclusive setting while remaining conveniently close to local shops, reputable schools, green spaces, and excellent transport links. An outstanding opportunity to acquire a turnkey family residence in one of Harrow Weald’s most desirable locations.



Ground Floor

Hallway

Spacious hallway with porcelain tiles, underfloor heating, window and door to front and stairs.

Lounge 20' 2" x 14' 9" (6.14m x 4.49m)

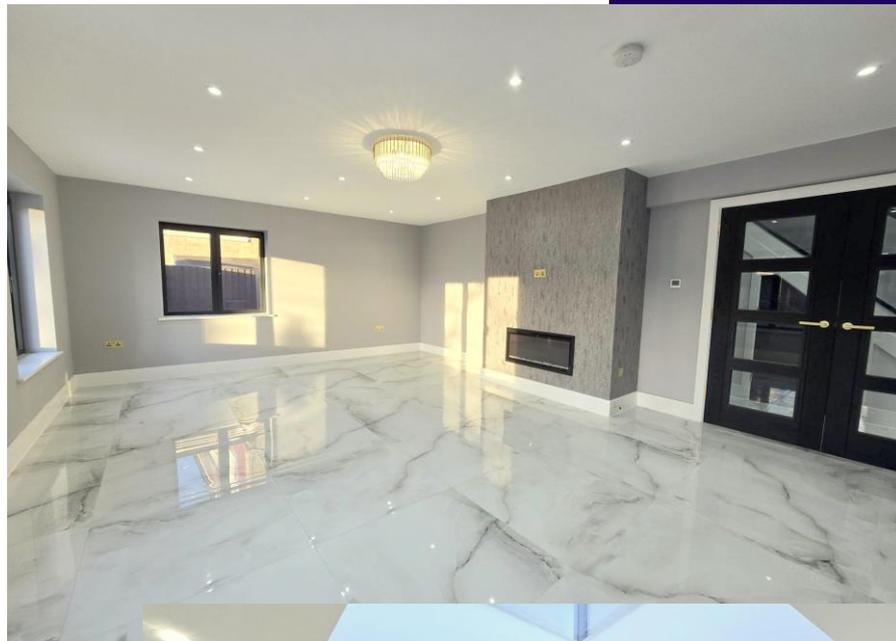
Porcelain tiles with under floor heating, two windows to front, window to side, electric feature fireplace, black glass double door.

Wet Room

Fully tiled wet room with Shower, extractor fan, wall mounted vanity wash hand basin unit and low-level WC.

Kitchen/Dining/Family Room 31' 6" x 22' 3" (9.59m x 6.78m)

Stunning entertaining space, fitted with a matching range of base and eye level units with quartz worktop space over, stainless steel undermount sink with mixer tap, integrated fridge/freezer, dishwasher, wine cooler, built-in fan assisted oven, built-in four ring electric induction hob with downward extraction, built-in microwave oven, plate warming draw. Spacious Island with seating and storage. two windows to rear, porcelain tiled flooring with under floor heating, bi-fold doors opening onto a patio.



Door to utility room/pantry.

Utility 10' 4" x 8' 3" (3.15m x 2.51m)

Integrated fridge/freezer, tumble dryer, automatic washing machine, undermount sink with quartz worktops, mixer tap, window to side, plenty of storage cupboards, door to side.

Garage

Housing the boiler and Mega flow water cylinder, this fully painted and plastered garage has an electric roller up and over door and has plenty of storage space or even room to create a gym.

Landing

Bright and airy landing with skylight added which floods the area with natural light.

First Floor

Bedroom 1 22' 5" x 10' 5" (6.83m x 3.17m)

22ft principle bedroom with fitted wardrobes and dressing table. Window to rear, door to landing and door to en-suite.

En-suite

Newly fitted three-piece suite comprising vanity wash hand basin with mixer tap and illuminated mirror, extractor fan, tiled shower enclosure with glass screen and low-level WC, window to front, door to bedroom one and two.

Bedroom 2 14' 9" x 11' 5" (4.49m x 3.48m)

Window to front, fitted wardrobes and dressing table. Door to en - suite bathroom.

Bedroom 3 14' 8" x 9' 0" (4.47m x 2.74m)

Window to front, fitted wardrobes and door to landing.

Bedroom 4 11' 4" x 9' 6" (3.45m x 2.89m)

Window to rear, fitted wardrobe, door to landing.

Bedroom 5 9' 6" x 8' 5" (2.89m x 2.56m)

Window to rear, fitted wardrobe, door to landing.

Family Bathroom

Recently refitted with three-piece suite comprising deep roll top bath, separate shower enclosure with folding glass screen, vanity wash hand basin with mixer taps, low-level WC, heated towel rail, heated floor, extractor fan, wall mounted mirror, window to side, door to landing.

Driveway

Parking for two vehicles, access to the garage and lawn area.

Garden 50' 0" x 46' 0" (15.23m x 14.01m)

Sizable porcelain patio framed with a rendered wall, fantastic area for entertaining. Side access leading to the front, access to the garage, garden lighting and security camera.

Council Tax Band: H

EPC Rating: C

Tenure: Freehold

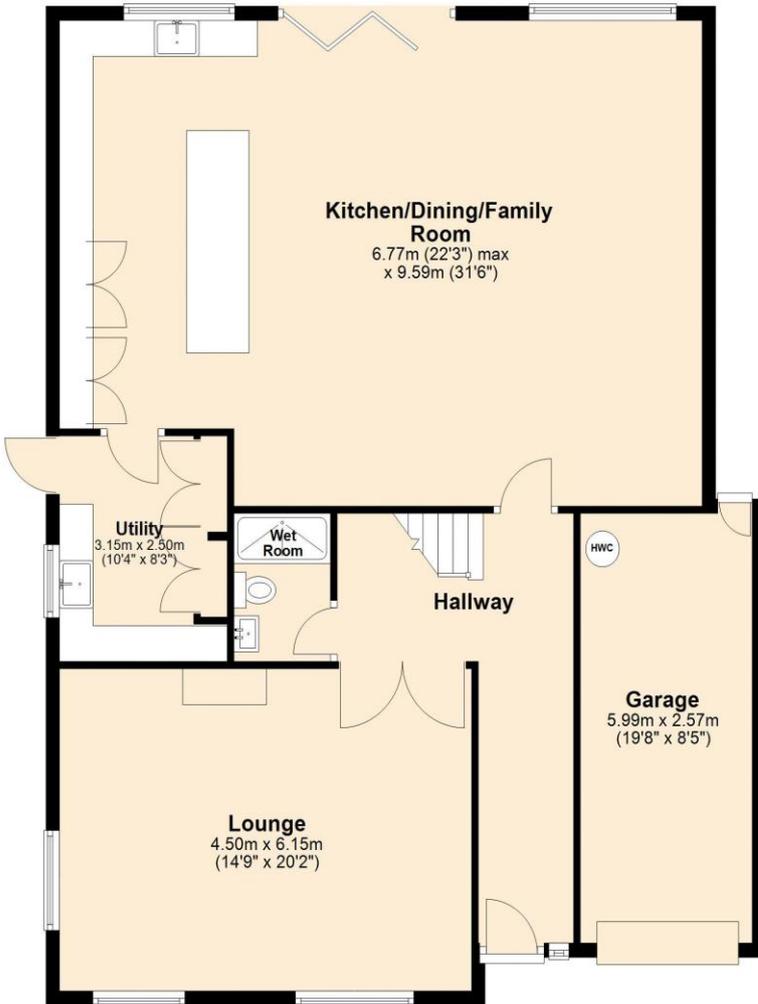


KEY FEATURES:

- Five Bedrooms ● Fitted Kitchen/Dining/Family Room ● En-suite ● Three Bathrooms ●
- Garage ● Driveway ● Located at the end of a private road ●
- Newly Refurbished & Extended ●

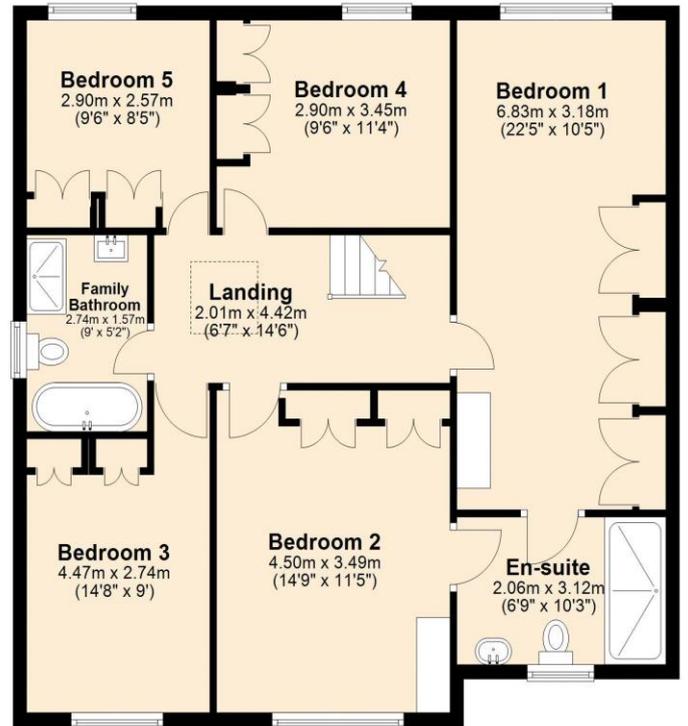
Ground Floor

Approx. 119.5 sq. metres (1286.1 sq. feet)



First Floor

Approx. 88.1 sq. metres (948.3 sq. feet)



Total area: approx. 207.6 sq. metres (2234.3 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.