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**ROBERTSON
PHILLIPS**
Estate Agents



Elms Road, Harrow Weald

£1,399,999



www.robertsonphillips.co.uk



A substantial seven bedroom, three bathroom detached residence which would work well for extended family living. Approached via a gated carriage driveway with ample parking for several cars, this property is located in a quiet road. Local shops, schools, parks and transport are all within easy reach. Features include three reception rooms, fitted kitchen with central workstation with granite worktops and integral appliances, utility and cloakroom. To the first floor are five bedrooms, family bathroom and en suite shower. The second floor offers two smaller bedrooms and bathroom. The delightful garden with patio leads to a useful outbuilding. There is no upper chain.



Porch

Leaded light windows to front.

Entrance Hall

Under stairs cupboard.

Cloakroom

Low level wc and corner wash hand basin.

Sitting Room 5.40m (17'9") max x 3.77m (12'5")

Double glazed leaded light bay window to front and feature fireplace.

Lounge 9.84m (32'3") max x 3.77m (12'4")

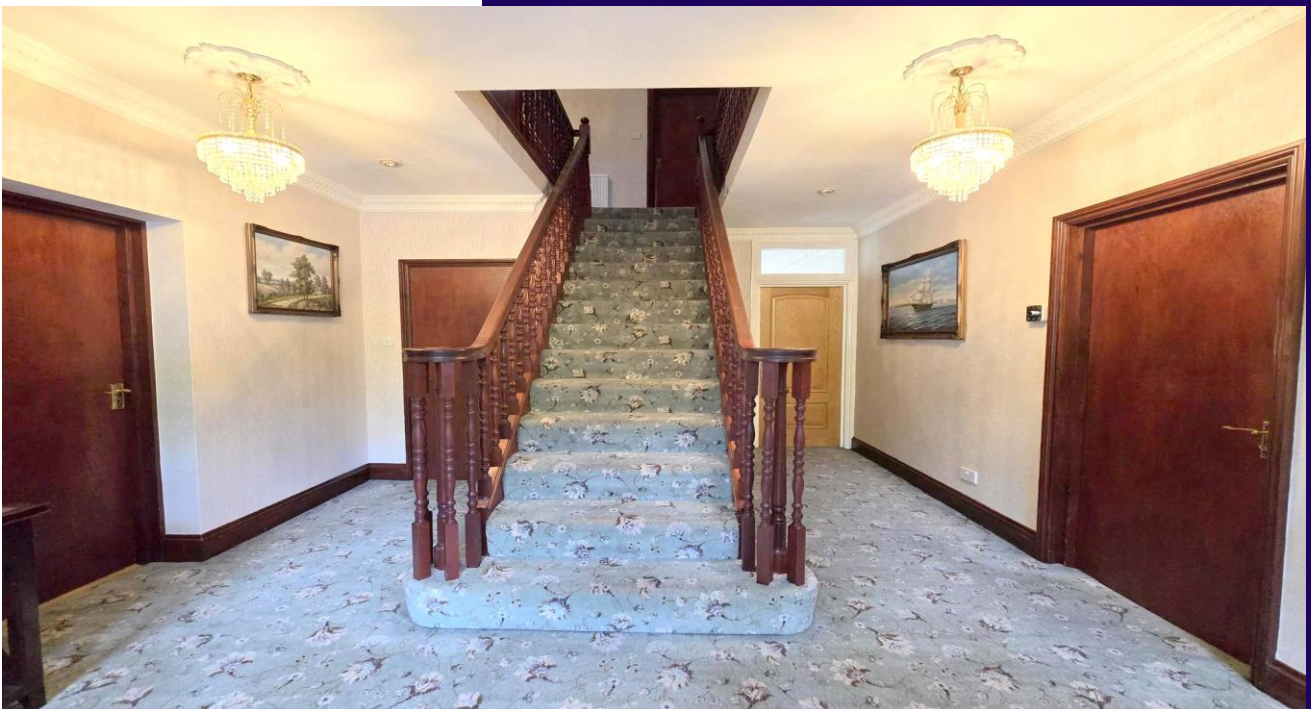
Double glazed leaded light bay windows to front and rear, door to garden. Attractive fireplace. Dining

Room 3.63m (11'11") x 3.47m (11'5")

Double glazed double doors to garden, opening to:

Kitchen 4.34m (14'3") x 3.77m (12'5")

Fitted with a matching range of base and eye level units, inset sink with single drainer, integrated dishwasher, space for fridge/freezer, oven, hob with extractor canopy. Central work station double glazed windows to rear and door to;



Utility 2.50m (8'2") x 1.54m (5'1")

Plumbed for washing machine and dryer. Fitted units with inset sink. Window and door to garden. Door to garage.

Garage 16' 2" x 14' 4" (4.92m x 4.37m)

Up and over door and door to drive. Wall mounted boiler.

Landing

Airing cupboard.

Bedroom One 5.98m (19'7") x 3.67m (12'1")

Double glazed leaded light window to front, range of fitted wardrobes and door to balcony.

En-suite Shower Room

With tiled shower enclosure, vanity wash hand basin, fully tiled walls, low-level WC, heated towel rail and obscure window to side.

Bedroom Two 4.90m (16'1") x 3.95m (13')

Double glazed leaded light windows, range of fitted wardrobes and door to balcony.

Bedroom Three 4.39m (14'5") x 3.95m (13')

Window to rear, fitted wardrobes.

Bedroom Four 3.67m (12'1") x 3.15m (10'4")

Window to rear, fitted wardrobes.

Bedroom Five 3.65m (12') x 1.85m (6'1")

Double glazed leaded light window to front.

Bathroom

With bath, vanity wash hand basin with fully tiled walls, tiled shower enclosure, bidet and low-level WC, obscure double glazed window to rear.

2nd floor Landing

Window to front.

Bedroom Six 3.51m (11'6") x 3.36m (11')

Window to side, fitted storage.

Bedroom Seven 3.42m (11'3") x 2.60m (8'6")

Storage cupboards, windows to rear and side.

Bathroom. With bath, vanity wash hand basin and low-level WC, heated towel rail and window to side.

Garden. Secluded with patio and steps down to lawn. Path to outbuilding, Could work as gym or office

Council Tax Band: G

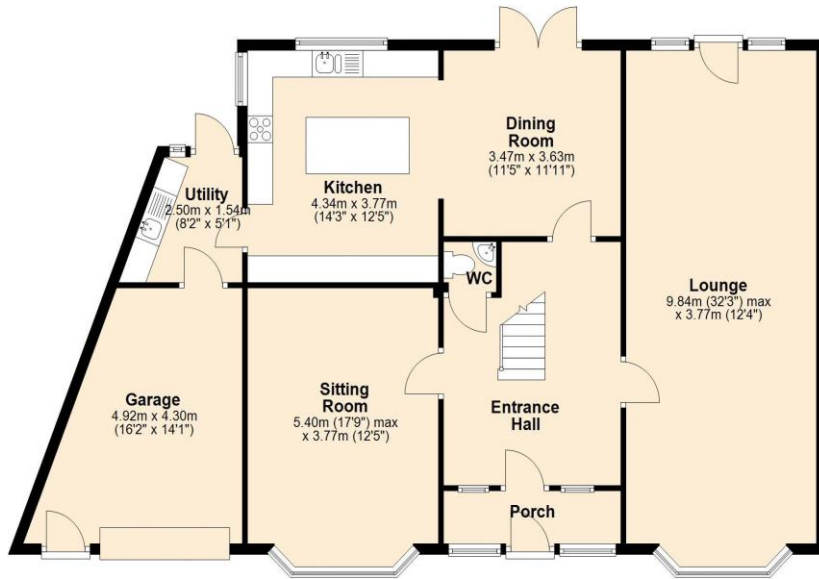
EPC Rating: D



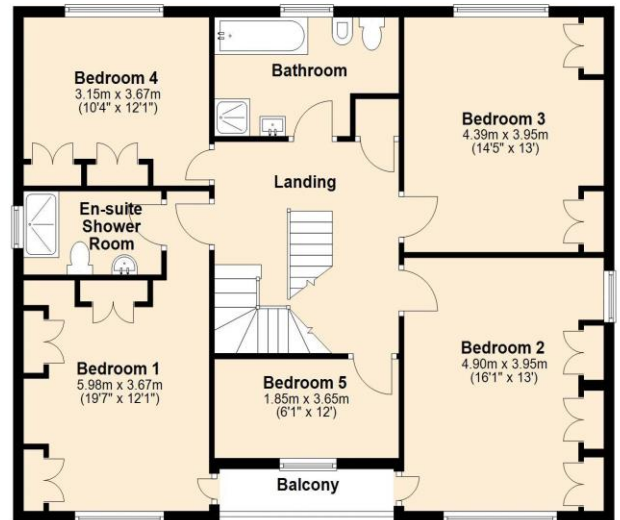
KEY FEATURES:

Seven Bedrooms • Three Reception rooms • Utility • Fitted Kitchen • En-suite Shower Room • Secluded Garden
• Gated carriage drive • No Upper Chain

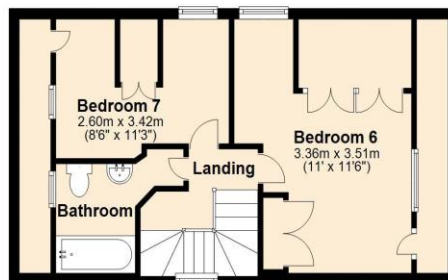
Ground Floor
Approx. 126.3 sq. metres (1359.2 sq. feet)



First Floor
Approx. 102.0 sq. metres (1098.0 sq. feet)



Second Floor
Approx. 40.2 sq. metres (432.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	
www.epca.co.uk		



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.