

ROBERTSON PHILLIPS  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8428 7161

Email: [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Harrow: 020 8863 1122  
Lettings: 020 8421 4847

  
**ROBERTSON  
PHILLIPS**  
Estate Agents



Elms Road, Harrow Weald

£985,000



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This charming extended four-bedroom semi-detached home effortlessly combines modern convenience with period character. Nestled in a desirable neighborhood, this property boasts a spacious extension that enhances the living areas while maintaining the original charm. Upon entering, you are greeted by a welcoming hallway that leads to a generously sized living room, featuring large windows that flood the space with natural light. The extension comprises an open-plan kitchen and dining area that creates a perfect hub for family life and entertaining, complete with modern appliances, plenty of storage, and elegant finishes.

The property offers four well-proportioned bedrooms, each with unique features, providing ample space for family or guests. The master bedroom features an en-suite bathroom, while the remaining bedrooms share a beautifully appointed family bathroom. The outdoor space is equally impressive, with two outbuildings a landscaped garden that includes a patio area ideal for alfresco dining and a lawn for children to play.

Additional features such as original fireplaces, high ceilings, and character details throughout add to the home's appeal. With its perfect blend of modern living and traditional charm, this extended four-bedroom semi-detached home is a must-see for families seeking comfort and style in a prime location.



#### Ground Floor

##### Entrance Hall

A grand entrance hall with Edwardian features, floor tiles and beautiful front door.

**Playroom/Guest Bedroom** 15' 8" x 9' 0" (4.77m x 2.74m) A versatile room that could be a guest room, playroom or study with wood effect floor tiles, underfloor heating and a double glazed window to front with fitted shutters.

**Sitting Room** 13' 11" x 11' 2" (4.24m x 3.40m) A relaxing room tastefully decorated in a contemporary style, there is a feature box window to front with built in window seat, shutters and open fireplace with working log burner.

**Kitchen/Dining/Living Area** 8.59m (28'2") x 7.36m (24'2") A fantastic family area divided into three sections, including kitchen with island/breakfast bar and seating, dining area and lounge with media unit, great for entertaining guests. The Kitchen is fitted with a matching range of base and eye level units with worktop space over, larger than average kitchen island with seating and double butler style sink with mixer





tap, integrated dishwasher, space for fridge/freezer, range cooker with five ring gas hob, built-in microwave, three opening skylights and bi-fold doors opening onto a patio. There is underfloor heating throughout supplied by a wet system, wood effect tiled flooring and a door to the utility room/wc.

#### Utility/WC 9' 1" x 5' 3" (2.77m x 1.60m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for tumble dryer. There is also a low level w/c and underfloor heating and cupboard housing the boiler.

#### First Floor Landing

Spacious landing with double glazed window to front and shutters.

#### Family Bathroom

Fitted with three-piece suite comprising deep panelled bath, pedestal wash hand basin and low-level wc, obscure double glazed window to rear, tiled walls and floor with underfloor heating.

#### Bedroom 2 12' 5" x 10' 5" (3.78m x 3.17m)

Double bedroom with fitted wardrobes and box window to front.

#### Bedroom 3 11' 3" x 10' 5" (3.43m x 3.17m)

Double bedroom with fitted wardrobes and window to rear.

#### Bedroom 4 20' 7" x 10' 6" (6.27m x 3.20m)

Double bedroom with fitted wardrobes, window to rear and window to front.

#### Second floor Landing

#### Bedroom 1 17' 7" x 12' 1" (5.36m x 3.68m)

Double bedroom with fitted wardrobes, window to rear, opening skylight and door to en - suite bathroom.

#### En - suite

Modern walk in shower, wash hand basin and WC, obscure double glazed window to rear and underfloor heating.

#### Garden 80' 0" x 0' 0" (24.37m x 0.00m)

In excess of 80ft this private secluded garden with patio area is perfect for entertaining guests. Consisting of lawn a mixture of mature shrubs and trees and two outbuildings.

#### Driveway

Long driveway with parking for multiple vehicles and small decorative area.

#### Council Tax Band: E

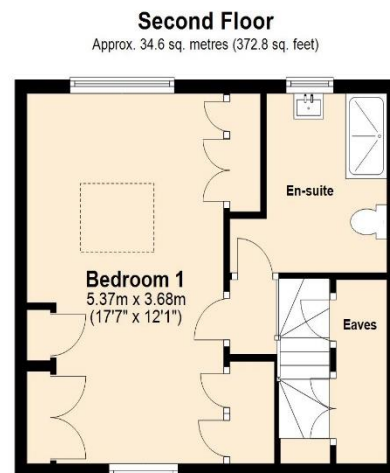
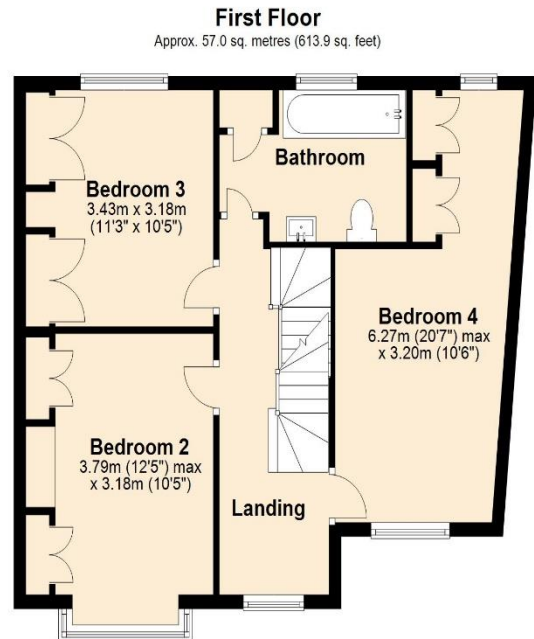
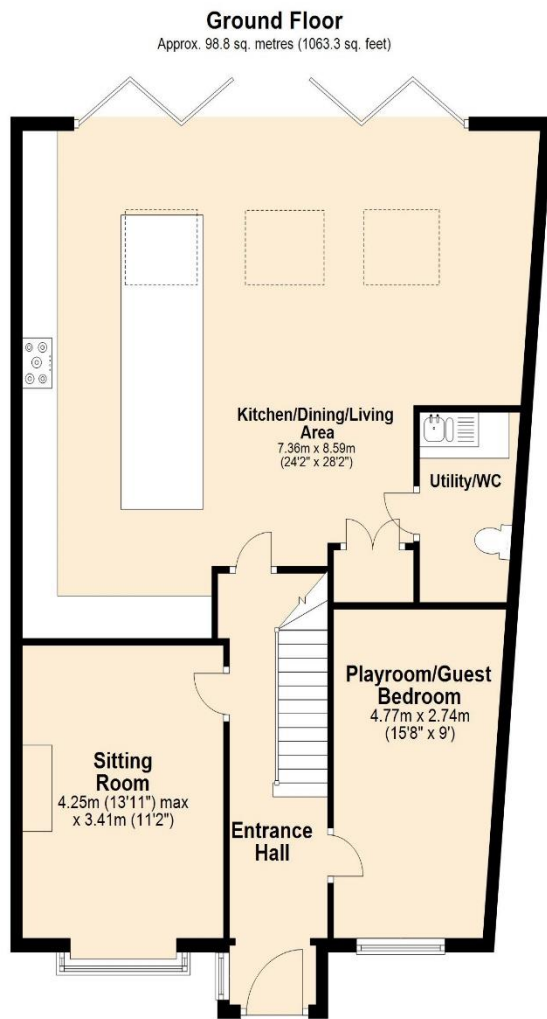
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Tenure: Freehold

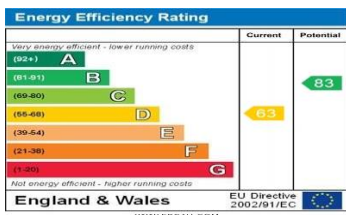


## KEY FEATURES:

- Four/Five Bedrooms ● Extended To The Rear And Side ● Utility/WC ● ● Underfloor Heating ● Driveway ● En-Suite ● 2000 Sqft ●



Total area: approx. 190.4 sq. metres (2049.9 sq. feet)



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.