

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



Warburton Close, Harrow Weald      £850,000



[www.robertsonphillips.co.uk](http://www.robertsonphillips.co.uk)



A bright and well proportioned Four Bedroom Detached family home situated in a delightful close next to greenbelt, yet within easy reach of local shops, restaurants, schools and transport links.

Comprising cloakroom, spacious lounge, dining room leading to conservatory and kitchen/breakfast room. Upstairs are four bedrooms, bathroom and separate wc. Features include a generous secluded garden, garage via own newly laid drive and ample scope for extension. (stpp)

No Upper Chain.



Porch

Entrance Hall

Storage cupboard downstairs.

Cloakroom

Window to rear, wall mounted wash hand basin and low-level WC.

Lounge 20' 5" x 14' 9" (6.22m x 4.49m)

Bright well proportioned lounge with windows to front and side. Tiled fireplace.

Dining Room 11' 4" x 9' 9" (3.45m x 2.97m)

Sliding doors to:

Conservatory

Windows to all sides and door to garden.



**Kitchen/Breakfast Room** 17' 4" x 8' 5" (5.28m x 2.56m)

Fitted with a matching range of base and eye level units, stainless steel sink unit, fridge/freezer, washing machine, tumble dryer and electric cooker. Floor standing Potterton central heating boiler, windows to rear and side, door to garden.

**Landing**

Window to side.

**Bedroom One** 14' 6" x 11' 5" (4.42m x 3.48m)

Window to front and fitted wardrobe.

**Bedroom Two** 13' 8" x 8' 7" (4.16m x 2.61m) into door.

Window to front and built in cupboard.

**Bedroom Three** 11' 5" x 10' 0" (3.48m x 3.05m)

Window to rear and fitted wardrobe.

**Bedroom Four** 8' 10" x 8' 7" (2.69m x 2.61m)

Window to rear.

**Bathroom**

Bath with shower attachment, pedestal wash hand basin, fully tiled walls, heated towel rail, window to side and airing cupboard.

**WC**

Window to side, low-level WC.

**Garage**

Approached via newly laid drive. Window and door to rear, Up and over door, gas and electric meters.

**Garden**

Mainly lawn, gated access to side.

**Council Tax Band:** G

**EPC Rating:** E

**Tenure:** Freehold

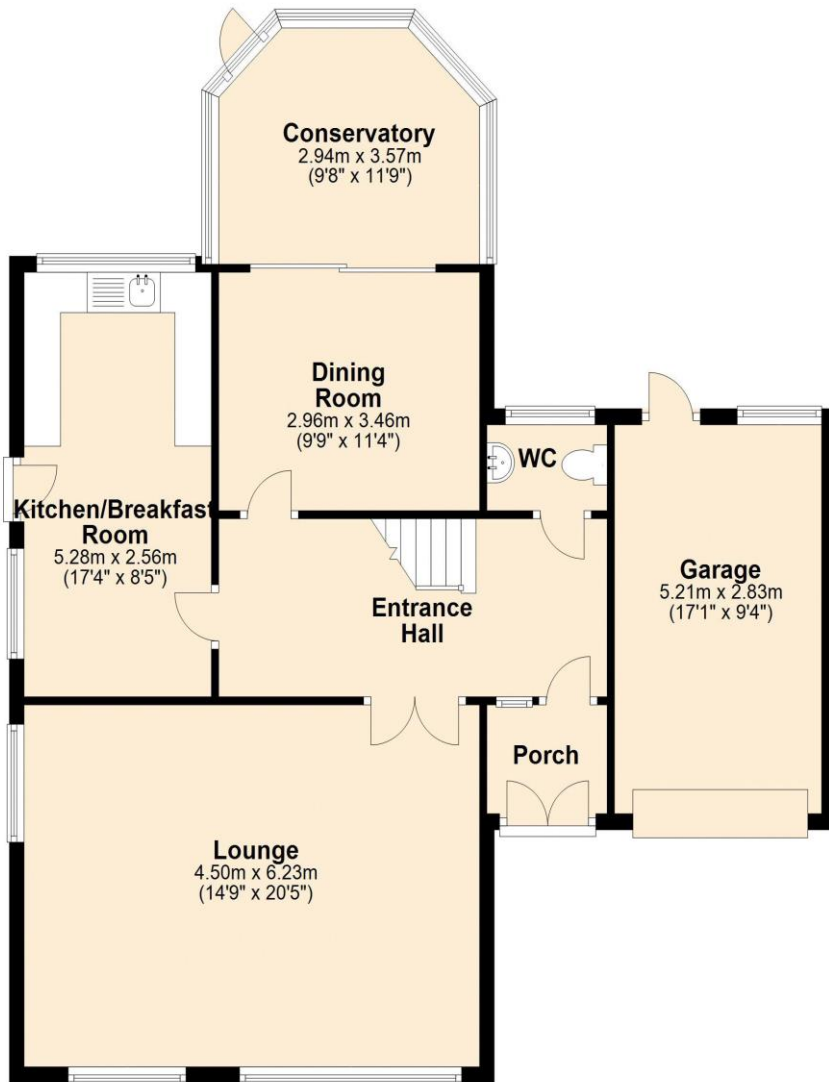


## KEY FEATURES:

- 20' Lounge
- Dining Room
- Conservatory
- Guest Cloakroom
- Four Bedrooms
- Secluded Garden
- Garage via own drive
- No Upper Chain

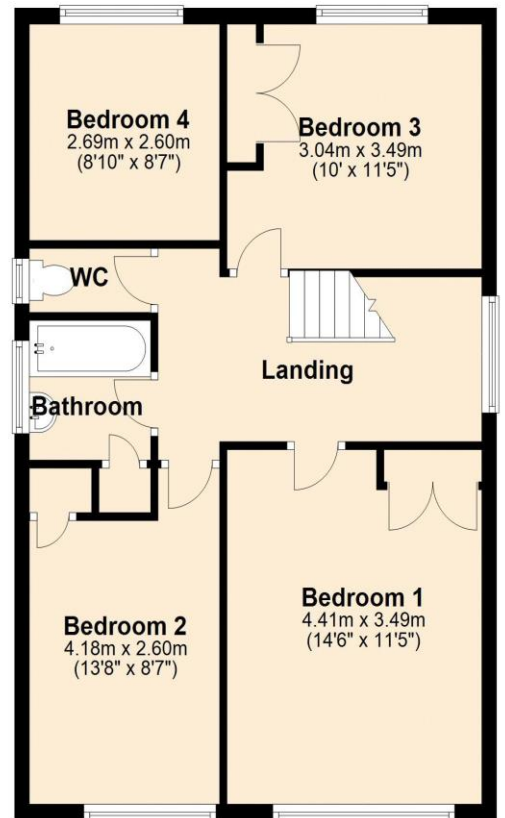
### Ground Floor

Approx. 94.2 sq. metres (1013.7 sq. feet)

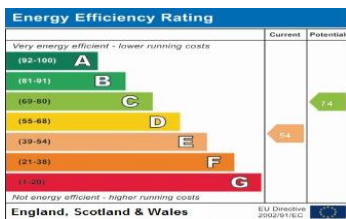


### First Floor

Approx. 60.0 sq. metres (646.3 sq. feet)



Total area: approx. 154.2 sq. metres (1659.9 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.