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**ROBERTSON  
PHILLIPS**

Est. 1991



**Templars Drive, Harrow Weald**

**£3,300 P.C.M**

**Key Features include:**

- Four Double Bedrooms
- Detached
- Two Bathrooms
- Three Receptions
- Double Glazing
- Gas Central Heating
- Second Kitchen
- Double Garage
- Part Furnished/Unfurnished

# Property Overview:

This deceptively spacious, contemporary **FOUR BEDROOM, THREE RECEPTION, TWO BATHROOM** is positioned in a quiet cul de sac off a private road in Harrow Weald, ideal for a family offering multiple living and working spaces. **PART FURNISHED/UNFURNISHED**

## Accommodation:

### Entrance Hall

Stairs, wood floor, mirror, double door to storage cupboard and door to:-

### WC

Obscure double glazed window to side, wash hand basin and low level flush WC.

### TV Room 12' 8" x 8' 3" (3.86m x 2.51m)

Double glazed window to rear, blind and book shelf.

### Dining Room 12' 9" x 9' 9" (3.88m x 2.97m)

Double glazed window to front, nets, curtains, wood floor and door to: -

### Kitchen/Breakfast Room 14' 9" x 9' 9" (4.49m x 2.97m)

Range of low and wall level unit with under unit lighting, integrated dishwasher, american style fridge/freezer, water softener, sink/drain, eye level Neff grill/fan assisted oven, Neff five ring gas hob, extractor hood above, granite worktops, breakfast table and double glazed window to front. Door to:-

### Utility 7' 2" x 6' 8" (2.18m x 2.03m)

range of base and eye level units, under unit fridge and window to side.

### Kitchen 16' 5" x 9' 2" (5.00m x 2.79m)

Obscure double glazed window to front, two storage cupboards, range of storage cupboards, sink, electric hob and door leading to garage.

### Office 11' 6" x 9' 2" (3.50m x 2.79m)

Window to rear, three storage cupboards, desk area and door leading to rear garden.

### Lounge 20' 5" x 12' 8" (6.22m x 3.86m)

Carpet, TV cabinet, double glazed sliding doors to garden, net and curtains.

### Lean-to

### Garage 17' 3" x 16' 1" (5.25m x 4.90m)

Up and over electric door.

### Lean-to

Three open plan.

### Landing

Box window to side, door to:

### Principal Bedroom 17' 9" x 13' 5" (5.41m x 4.09m)

Double glazed window to rear, curtains, nets, new carpet, range of fitted wardrobes and dressing table with two mirrors.

### En-suite Shower Room

Window to side.

### Bedroom 2 15' 7" x 10' 4" (4.75m x 3.15m)

Double glazed window to front, carpet, nets, curtains, range of fitted wardrobes, desk and chair.

### Bedroom 3 13' 5" x 9' 9" (4.09m x 2.97m)

Double glazed window to rear, wood laminate floor and curtains.

### Bedroom 4 11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed window to front, nets, curtains, carpet, range of fitted wardrobes, single bed frame, desk, chair and tall chest of drawers.

### Bathroom

Modern fully tiled suite including bath with shower attachment over, folding shower screen, vanity wash hand basin with cupboards beneath, medicine cabinet with mirrors, shaver point and lights, window to side, heated towel rail and low level flush WC.

**Council Tax Band: G EPC Rating: C**



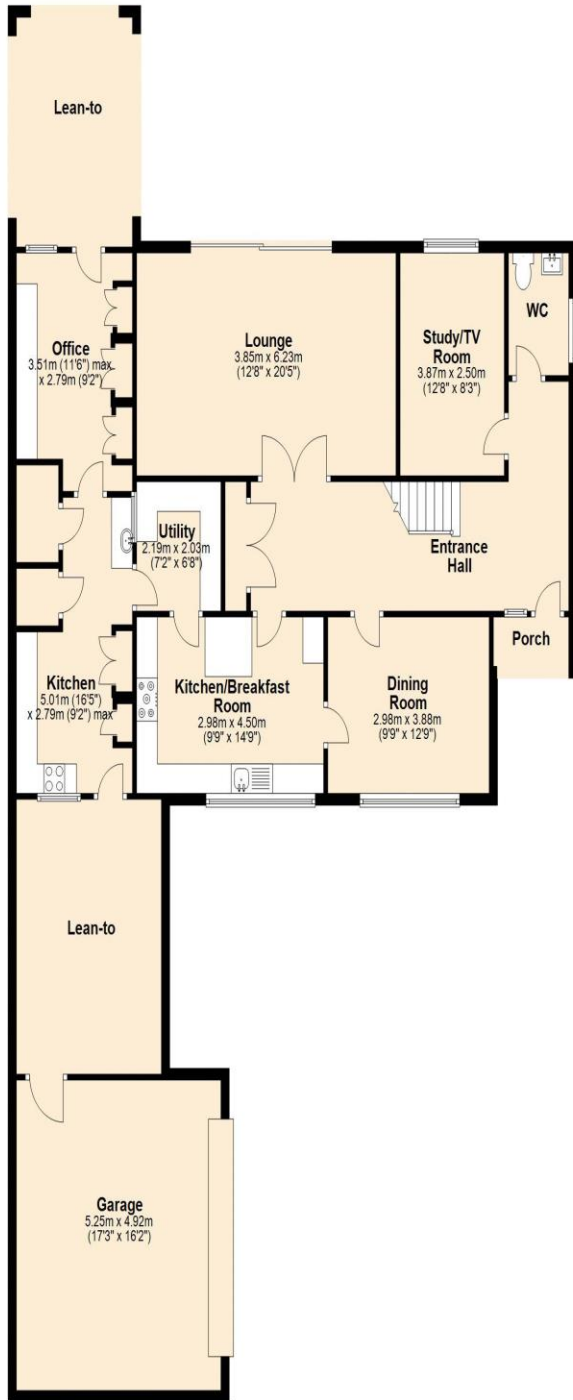




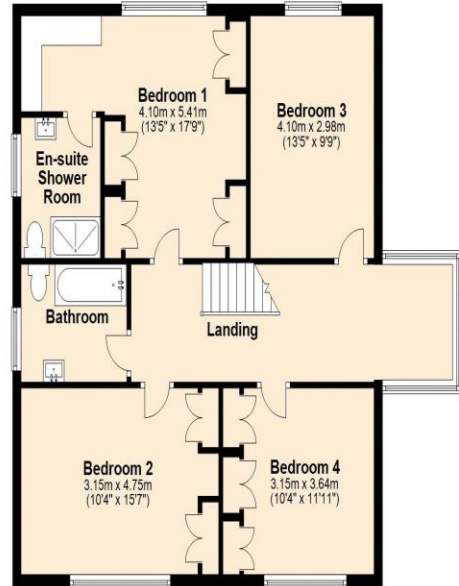
To arrange a viewing call:  
**020 8421 4847**

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**Ground Floor**  
Approx. 141.6 sq. metres (1523.8 sq. feet)



**First Floor**  
Approx. 82.0 sq. metres (882.8 sq. feet)



Total area: approx. 223.6 sq. metres (2406.6 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	81
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

**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.**