

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

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



West Drive, Harrow Weald

£1,350,000



www.robertsonphillips.co.uk



Nestled on one of the area's most sought-after roads, this delightful three/four bedroom detached residence offers the perfect blend of comfort, space, and tranquility. Set back from the street with a welcoming frontage, the property boasts well-proportioned living spaces and a rare 215ft private garden, ideal for families, keen gardeners, or those who simply love outdoor entertaining. Inside, the home features a downstairs wc, home office/gym, a bright and spacious living room, family room located off of the kitchen - perfect for entertaining, separate dining area located in the conservatory, utility and a well-appointed kitchen/breakfast room with island and garden views. Upstairs, there is a well proportioned family bathroom, three generously sized bedrooms provide ample space for relaxation, bedroom one benefiting from having its own en - suite shower room/wc. The standout feature is undoubtedly the expansive rear garden— beautifully maintained and offering a peaceful retreat with mature trees, lush lawns, and room for outdoor dining areas, play zones, swimming pool or even a home office/studio at the far end. Located on a quiet, picturesque road lined with mature trees and characterful homes, this property is within easy reach of excellent schools, local amenities, and transport links. Being positioned on a 14 x 90 metre plot, there is so much potential for further development or extension (STPP).



Ground Floor

Hallway

Bright and spacious hallway.

Living room 16' 7" x 14' 0" (5.05m x 4.26m)

Relaxing room overlooking the front garden, laminate flooring, neutral décor and bay window.

Guest bedroom/playroom 12' 5" x 10' 3" (3.78m x 3.12m)

A multi-use room with fitted wardrobes, laminate flooring and window to side.

Family Room 17' 1" x 14' 1" (5.20m x 4.29m)

A lovely room connected to the kitchen via bi folding doors, there is a step down into the kitchen area and a great view of the garden, laminate flooring and window to front.

Kitchen/Breakfast Room 5.40m (17'9") x 3.28m (10'9") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, electric, double oven, five ring gas hob with extractor hood over, built-in microwave, Porcelain tiles with underfloor heating, and French doors opening onto garden.



Conservatory 9' 8" x 11' 3" (2.94m x 3.43m)

Addition room added to the property by the current owners to create a dining area, fitted with upvc double glazed windows and double-glazed roof, porcelain floor tiles with underfloor heating and double door to garden.

Utility 9' 0" x 5' 5" (2.74m x 1.65m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, window to rear, door to office.

Office/Gym 18' 6" x 9' 0" (5.63m x 2.74m)

A great space with a high ceiling giving the room an airy feel. laminate flooring and cupboard housing the boiler and water tank.

First Floor

Landing

Spacious landing with window to front and storage cupboard.

Bathroom

Fitted with a four-piece suite comprising deep panelled bath and low-level WC, walk in shower enclosure with fully tiled surround, wall mounted mirror, vanity unit with sink, mixer tap, window to rear, window to side.

Bedroom 3 10' 2" x 8' 8" (3.10m x 2.64m)

Lovely children's room with fitted wardrobes, window to rear overlooking the garden.

Bedroom 1 16' 6" x 14' 1" (5.03m x 4.29m)

Fitted with his and hers wardrobes, bay window to front, En - Suite shower room with wc and wash hand basin.

Bedroom 2 14' 10" x 12' 10" (4.52m x 3.91m)

Spacious double bedroom with window to rear, window to front, fitted wardrobes and door to eaves.

Eaves storage/Potential office 15' 2" x 7' 10" (4.62m x 2.39m)

Restricted head height, great for storage or a small study area. Window to rear, window to front, could be converted by way of a side dormer STPP.

Rear garden 215' 0" x 48' 0" (65.48m x 14.62m)

Mature, well established garden with potential to create multiple areas and outbuildings.

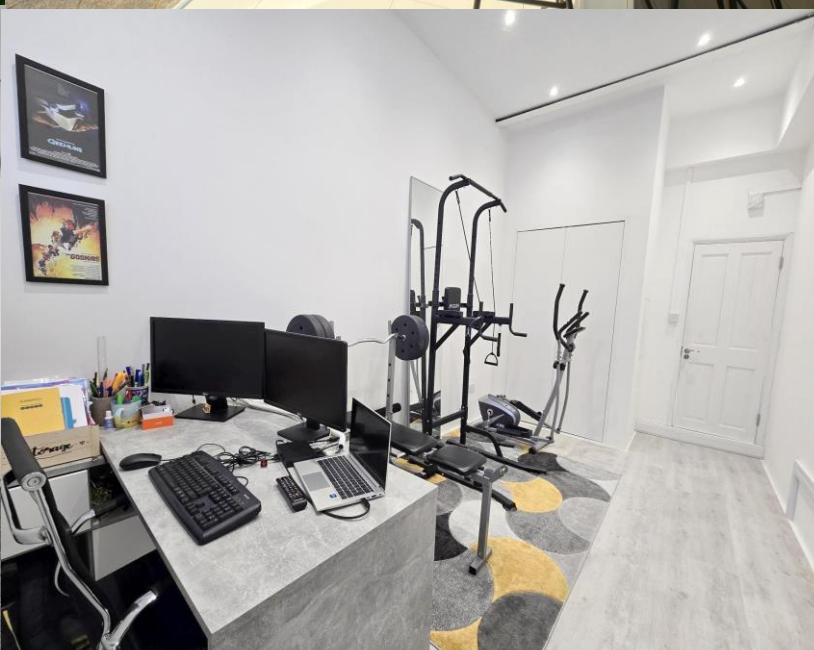
Driveway/front garden

Parking for multiple vehicles, landscaped front garden with mature shrubs and lawn area.

Council Tax Band: G

EPC Rating: D

Tenure: Freehold

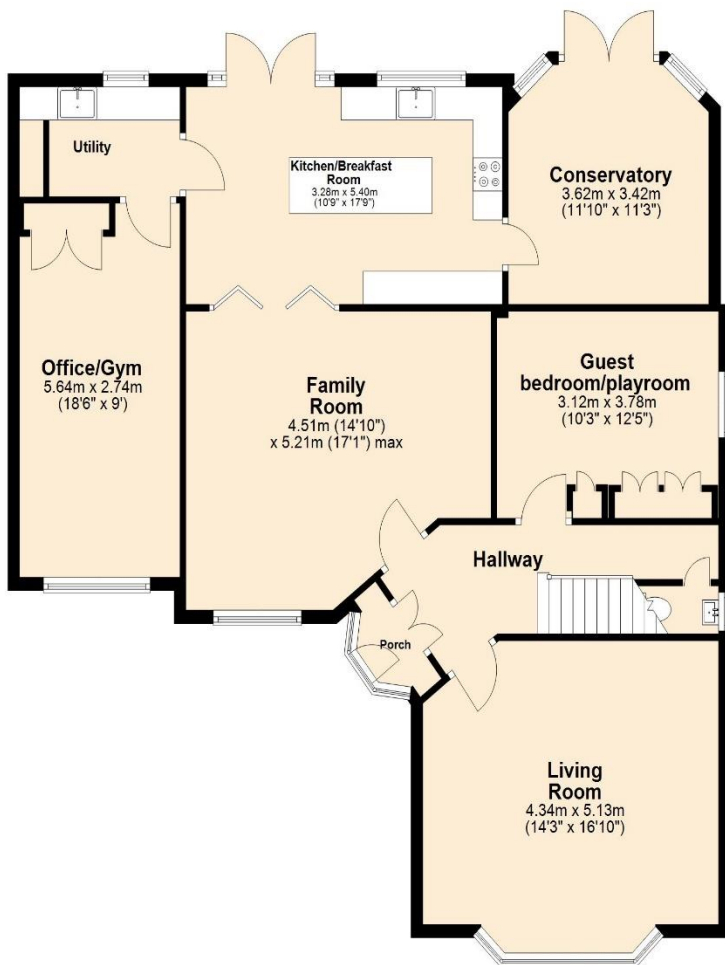


KEY FEATURES:

- West Drive ● Three Reception Rooms ● Three/Four Bedrooms ● Fitted Kitchen/Breakfast Room ● Fitted Utility ● En - Suite Shower Room ● Conservatory ● 215ft Garden

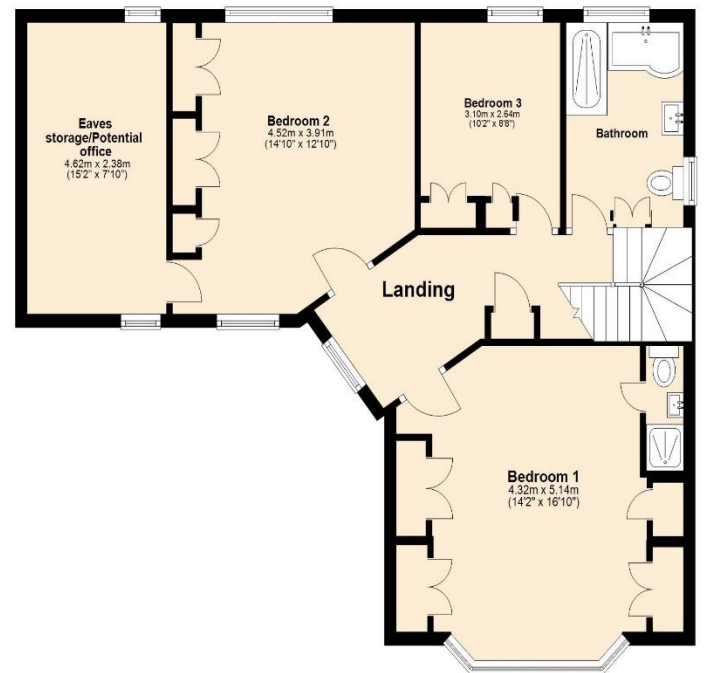
Ground Floor

Approx. 117.9 sq. metres (1268.6 sq. feet)



First Floor

Approx. 76.5 sq. metres (823.3 sq. feet)



Total area: approx. 194.3 sq. metres (2091.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 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.