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**ROBERTSON
PHILLIPS**
Estate Agents



Bellfield Avenue, Harrow Weald

£1,665,000



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This stunning five-bedroom, four-bathroom detached family home is nestled on a tranquil private road, offering an exceptional blend of luxury, comfort, and privacy. Impeccably designed and maintained, this pristine property boasts spacious and elegantly appointed interiors, ideal for modern family living. Upon entering, you are welcomed by a grand hallway that leads to a bright and airy open-plan living space, featuring large windows that flood the home with natural light. The stylish kitchen is a chef's dream, fitted with high-end appliances, a central island and ample storage. A separate utility/plant room is located just off of the kitchen, the garage is easily accessed via the plant room. A separate formal dining room and a cosy yet sophisticated lounge create the perfect setting for both entertaining and relaxation. There is also a downstairs bedroom to the ground floor with its own en-suite wet room/wc and a separate w/c accessed via the entrance hall for convenience. Upstairs, the principal suite is a private sanctuary, complete with a luxurious en-suite bathroom and dressing area. The additional home office and three double bedrooms are equally well-sized, with one benefiting from en-suite facilities and the others sharing a beautifully designed family bathroom. Outside, the garden offers a serene retreat with a spacious patio, perfect for al fresco dining and outdoor gatherings. The driveway provides ample off-road parking, complemented by a single integral garage for added convenience. Situated in an exclusive and sought-after location, this remarkable home combines peaceful seclusion with easy access to local amenities, excellent schools, and transport links. A rare opportunity to own a prestigious property in an enviable setting.



Ground Floor

Entrance Hall

Bright and spacious grand entrance hall with tiled floor and underfloor heating. Feature oak staircase with glass balustrade and under stairs storage cupboard.

Downstairs Bedroom 10' 4" x 7' 8" (3.15m x 2.34m)

Located on the ground floor just off of the hallway, the downstairs bedroom is a fantastic addition to the property and benefits from having its own wet room with non-slip tiles, perfect for disabled access. (Ideal for elderly relative)

En suite Wet Room

Fully tiled floor to ceiling, non-slip tiles, rainfall shower head, high level wc, vanity wash hand basin, heated towel rail and obscure window to side.

Cloakroom

Hidden cloakroom accessed via an opening within the hallway, fitted storage to both sides and door to mosaic tiled room with low level wc, mirrored wall and vanity wash hand basin.

Lounge 14' 0" x 13' 7" (4.26m x 4.14m)

Flooded with natural light via a bay window to front, fitted shutters and glass double doors.



Kitchen/Family room 25' 6" x 24' 5" (7.77m x 7.44m)
Excellent family living arrangement with sitting area and media wall unit, Schuco triple sliding doors bringing the outside in. Bespoke fitted units and island with smeg five ring gas hob, discreet extractor hood flush with ceiling and quartz worktops. Inset sink with hot tap, Integrated Neff oven, plate warmer, microwave combi oven, dish washer and American style fridge/freezer. modern rooflight window positioned over the kitchen area, door to:

Utility/Plant Room 9' 4" x 7' 1" (2.84m x 2.16m)
Located off of the kitchen, plumbing for washing machine and dryer, fitted units with sink. Mega flow cylinder and Worcester Bosch boiler. Door to:

Garage 13' 8" x 7' 1" (4.16m x 2.16m)
Fantastic storage area with up and over door. Ample parking via own drive.

Dining Room 21' 4" x 12' 8" (6.50m x 3.86m)
Essentially the dining room, currently being used as a relaxing family room/formal lounge with double doors to garden.

Landing

Bedroom 1 16' 3" x 13' 9" (4.95m x 4.19m)
Flooded with natural light, bay window to front, fitted wardrobes, door to:

Dressing Area 3' 9" x 8' 9" (1.14m x 2.66m)
Mirrored fitted wardrobe, dressing table, window to side, door to:

En-suite Shower Room

Beautiful shower room with walk-in rain fall shower head, glass screen, his and her double sink vanity units, low level w/c , floor to ceiling tiles, window to side.

Bedroom 2 15' 2" x 13' 9" (4.62m x 4.19m)

Double bedroom with two windows to rear overlooking the garden, fitted wardrobes and door to en - suite bathroom.

En - suite Shower Room

Shower enclosure, vanity sink unit with low level w/c and window to side.

Bedroom 3 13' 9" x 13' 4" (4.19m x 4.06m)

Double bedroom with fitted wardrobes and window to rear overlooking the garden.

Bedroom 4 3.75m (12'4") x 2.86m (9'5")

Double bedroom with window to front.

Home Office 9' 6" x 7' 10" (2.89m x 2.39m)

Currently used as an office, cleverly placed fitted furniture, with window overlooking the front.

Family Bathroom

Well designed family bathroom with high end fixtures and fittings deep panelled bath, separate shower enclosure and hidden w/c.

Garden - 78ft low maintenance garden with patio, flower beds to both sides with a mixture of mature shrubs, storage shed to rear.

Front Drive - Attractive frontage with a mixture of mature shrubs, block driveway with ample parking for multiple vehicles, access to the garage.

Council Tax Band: G

EPC Rating: C

Tenure: Freehold

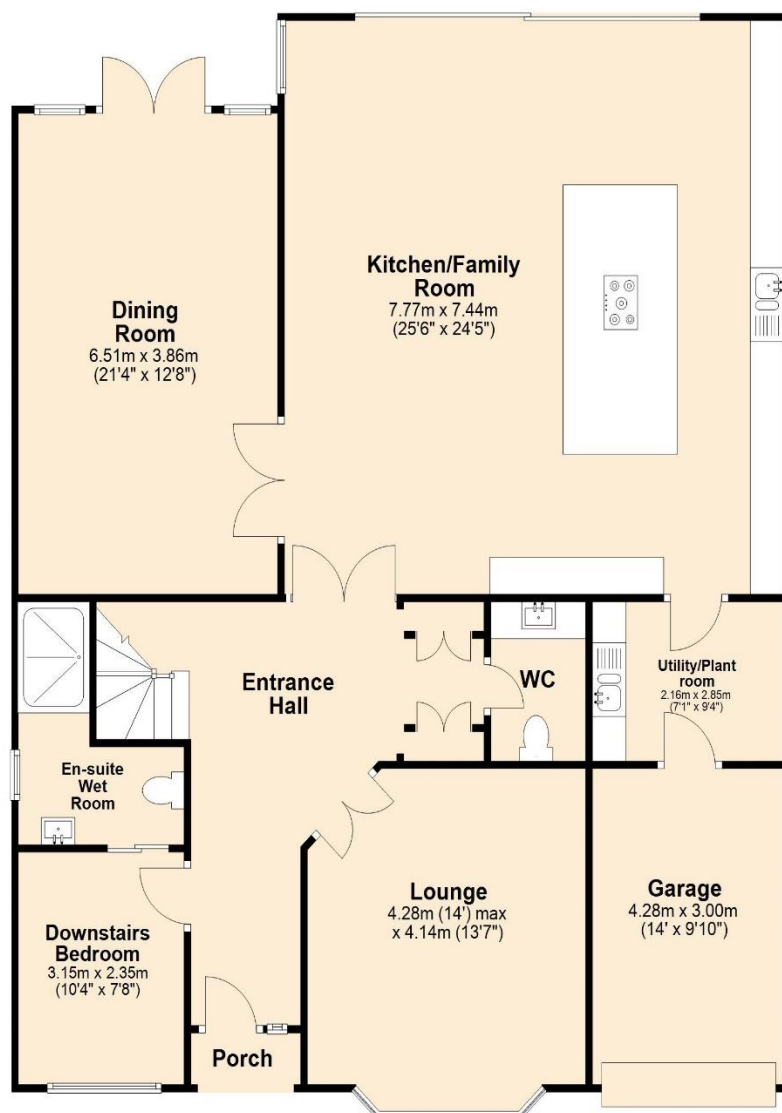


KEY FEATURES:

- Five Bedrooms ● Three En - Suites ● Family Bathroom ● Three Receptions ● Home Office ● Fully Refurbished ● ●Fantastic Entertaining Space ● Cat 5 Cabling Throughout ● Underfloor Heating ● Ceiling Speakers ● Private Road With CCTV ● No Onward Chain ●

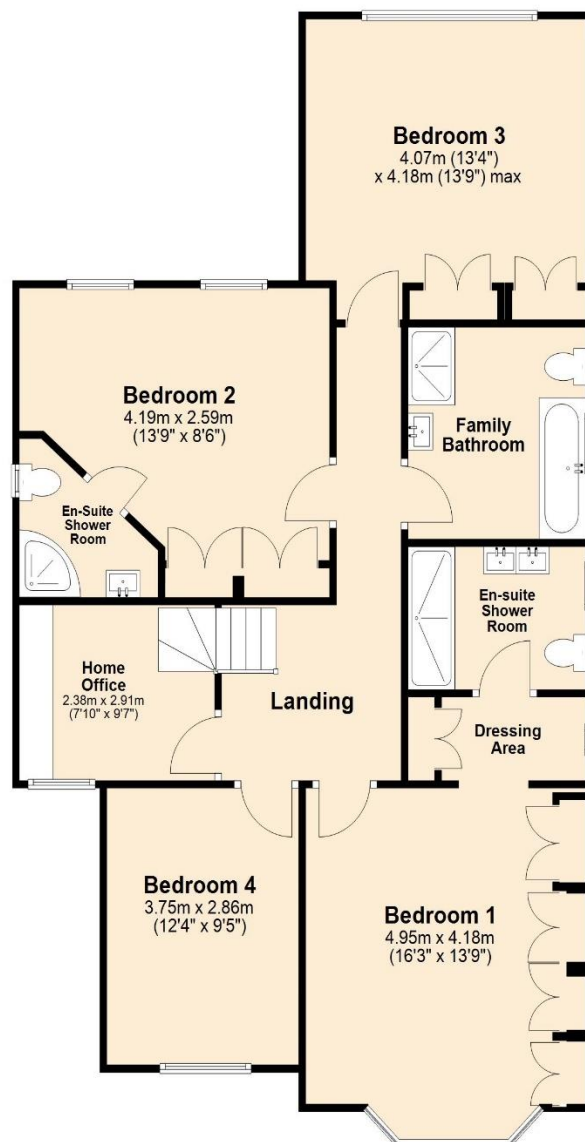
Ground Floor

Approx. 159.6 sq. metres (1717.9 sq. feet)

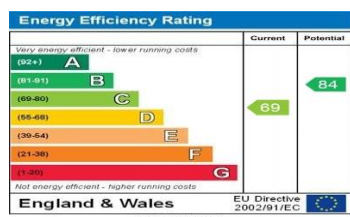


First Floor

Approx. 101.6 sq. metres (1093.5 sq. feet)



Total area: approx. 261.2 sq. metres (2811.4 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.