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**ROBERTSON
PHILLIPS**
Estate Agents



Monro Gardens, Harrow Weald £925,000



www.robertsonphillips.co.uk



Attractive Three Bedroom Detached family home which has been thoughtfully extended and modernised to a high standard throughout. Located in this sought after quiet position yet within easy reach of local shops, schools and transport. This turnkey property has a lot to offer, including cloakroom, utility, lounge and superb open plan family area with fitted kitchen, island leading to dining area and family/TV area with views out to a secluded garden with patio. Upstairs are three comfortable bedrooms and bathroom with shower, bath and wc. Features include part underfloor heating, secluded mature garden and parking via own drive for four cars.



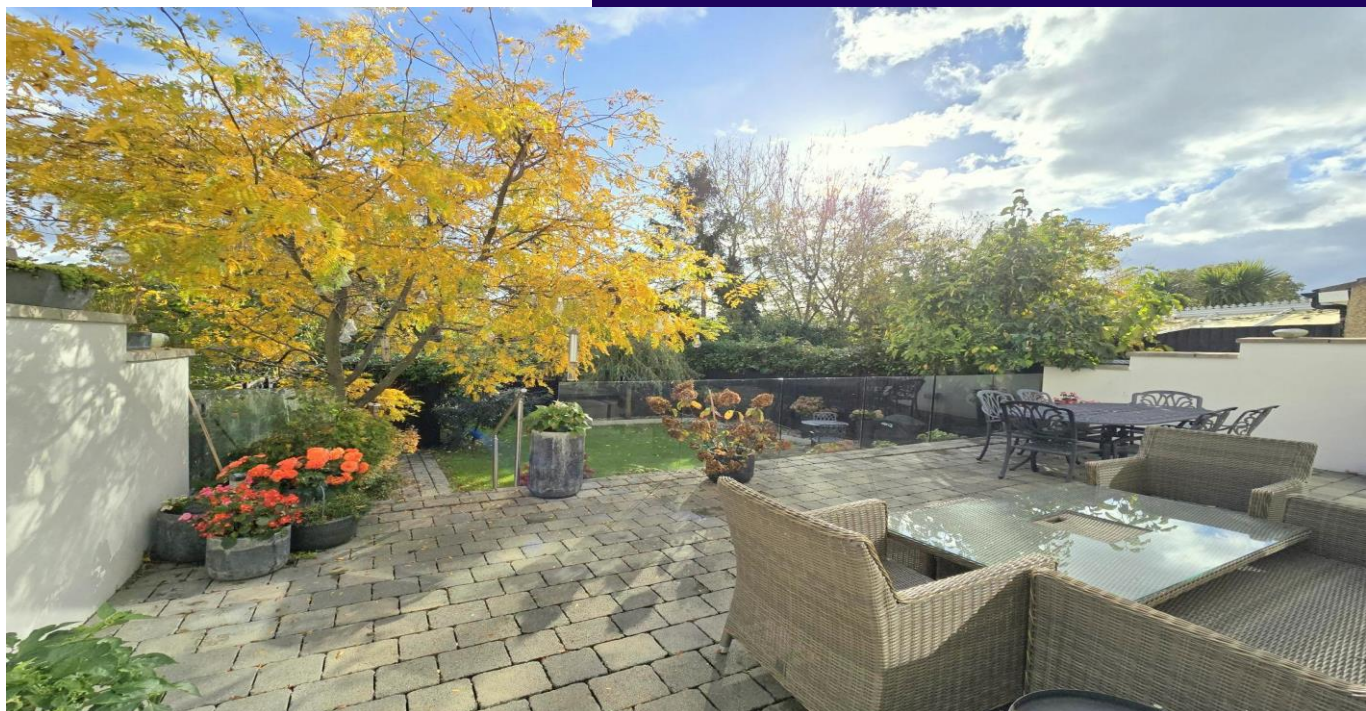
Ground Floor
Porch

Entrance Hall
Spacious entrance hall with door to utility.

Cloakroom
Window to side, wall mounted wash hand basin, low-level WC and heated towel rail.

Lounge 14' 6" x 13' 10" (4.42m x 4.21m)
Double glazed bay window to front.

Kitchen/Dining/Family Room 26' 6" x 14' 8" (8.07m x 4.47m) Excellent family space with double sliding doors looking out to garden views. Matching range of base and eye level units with pantry and matching island unit/ breakfast bar



with inset 1+1/2 bowl stainless steel sink. oven with induction hob and extractor hood. Steam oven and microwave, dish washer and waste bin. Underfloor heating. Family area with window to rear.

Utility 7' 5" x 7' 4" (2.26m x 2.23m)

Fitted with a matching range of cupboards, wall mounted Worcester combination boiler, plumbing for washing machine, space for fridge/freezer and skylight window.

First Floor

Landing

Obscure window to side and loft access.

Bedroom One 14' 8" x 14' 3" (4.47m x 4.34m)

Double glazed bay window to front and range of fitted wardrobes.

Bedroom Two 12' 9" x 12' 8" (3.88m x 3.86m)

Window to rear and fitted sliding door wardrobes.

Bedroom Three 13' 3" x 8' 2" (4.04m x 2.49m)

Window to front and fitted wardrobes.

Bathroom

Panelled bath, wall mounted wash hand basin, fully tiled walls, shaver point, tiled shower enclosure and low-level WC. Obscure window to rear and linen cupboard.

Garden Approx 55' 0" (16.75m)

Secluded south facing garden with large terrace patio with electric awning, glass balustrade and steps down to lawn area. A selection of mature trees, plants and shrubs, garden tap and large shed. Side access.

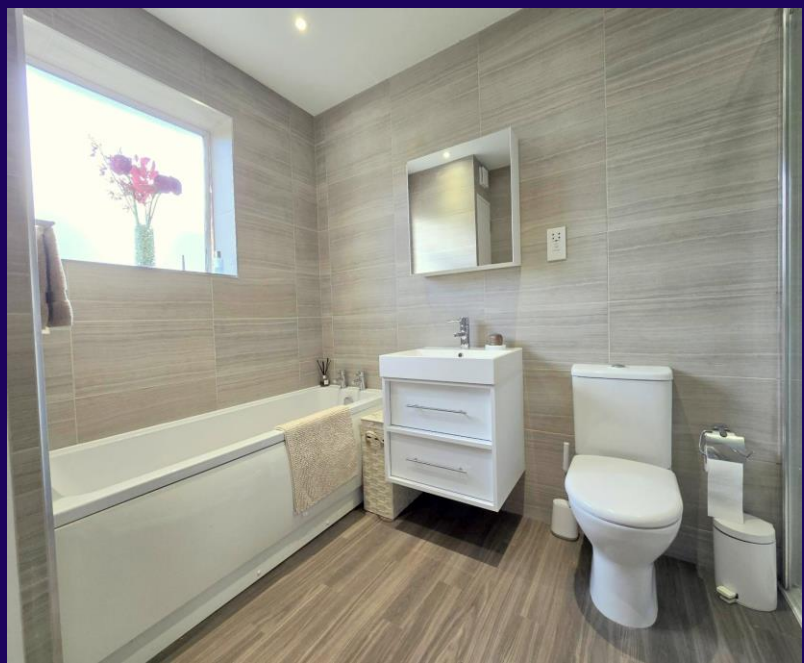
Parking

Paved driveway with parking for four cars and storage space.

Council Tax Band: F

EPC Rating:

Tenure: Freehold

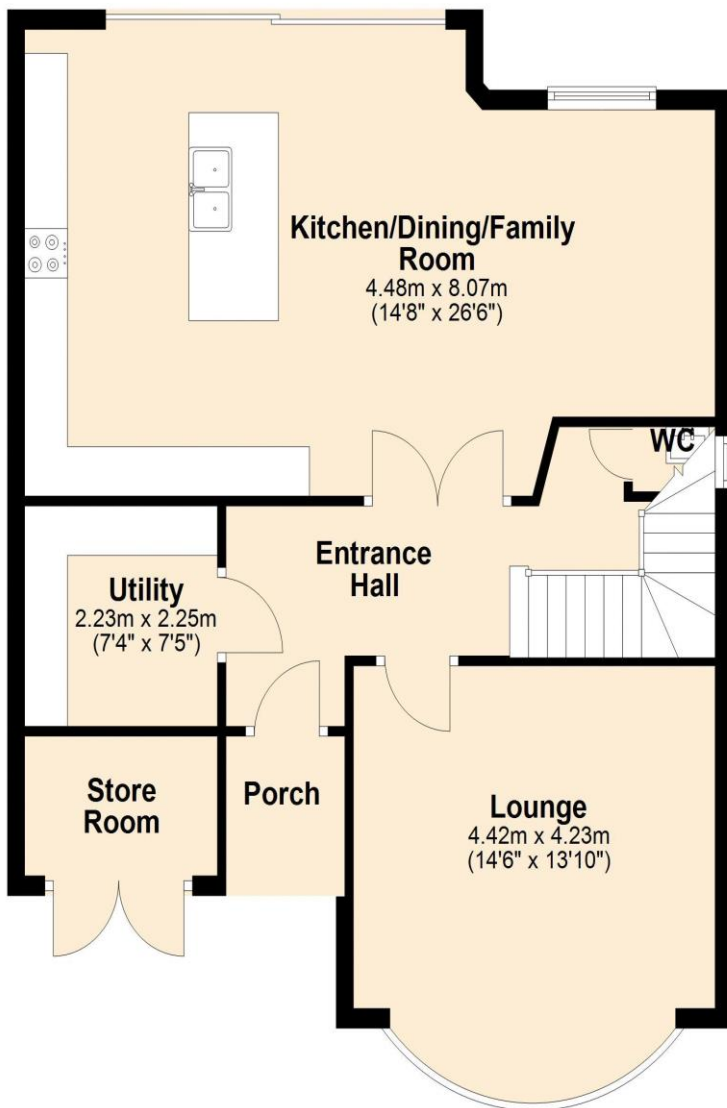


KEY FEATURES:

- Superb open plan kitchen/dining/family room ● Double Glazing ● Utility Room ● Three Bedrooms ● Downstairs cloakroom ● Separate Lounge
- Attractive garden ● Parking for 4 cars

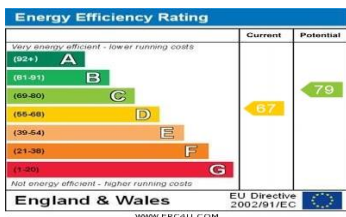
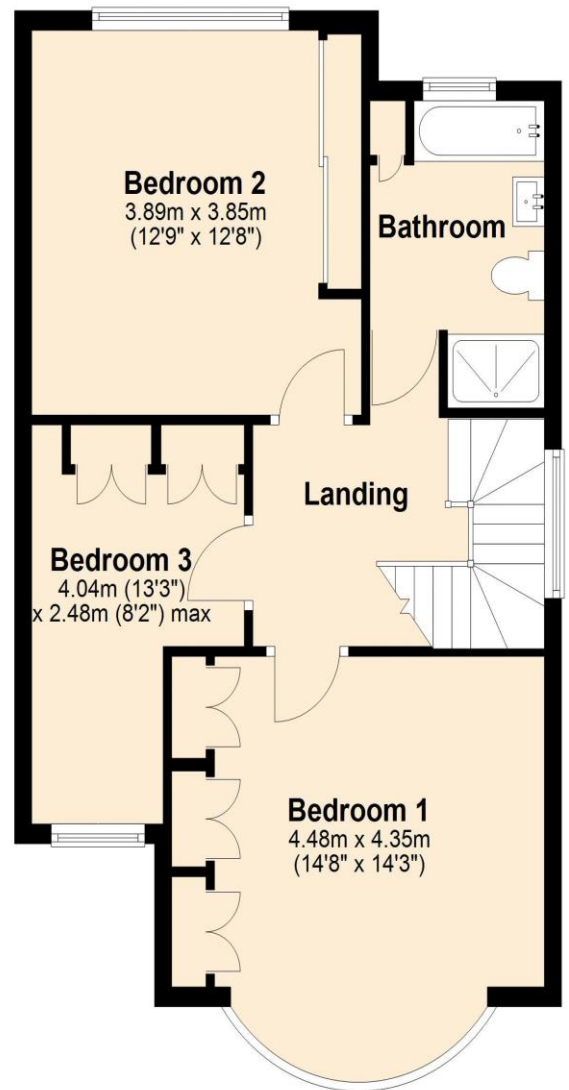
Ground Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



First Floor

Approx. 54.3 sq. metres (584.5 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.