



LAWRENCE RAND

Sudbury Hill, Harrow

Offers in Region of **£1,200,000**

Key Features:

- Six bedroom detached family home
- Three receptions
- Stunning landscaped garden
- Set over three floors
- Master bedroom with ensuite and dressing area
- Garage & driveway for several vehicles
- Situated on the summit of Harrow on the Hill
- Close to sought after schools & Harrow town centre
- Three bathrooms including two ensuites
- Large family kitchen and dining room

Upon entering, one is welcomed by a sense of grandeur, with three expansive reception rooms providing the ideal setting for both intimate gatherings and lavish entertaining. The heart of the home lies in the large family kitchen and dining room, a culinary haven for culinary enthusiasts and family meals alike. Ascend to the upper floors, where the six bedrooms await, including a luxurious master bedroom complete with an ensuite and dressing area, offering a serene sanctuary for relaxation. With three bathrooms, including two additional ensuites, convenience and privacy are guaranteed for all residents. For those in need of ample parking, the property comes complete with a garage and a driveway capable of accommodating several vehicles, ensuring convenience for residents and guests. This remarkable property is perched on the summit of Harrow on the Hill, offering stunning views and a tranquil ambience that is unrivalled. A stone's throw away from sought-after schools and Harrow town centre, residents will enjoy a wealth of amenities, including shops and restaurants.





Verified Material Information:

London Borough of Harrow

Council tax band: G, Annual price £3810.54

Tenure: Freehold

Property construction: Standard form

Energy Performance rating: C

Suppliers:

Electricity supply: Mains, Water supply: Mains water,
Sewerage: Mains

Heating: Gas central heating

Broadband & mobile coverage:

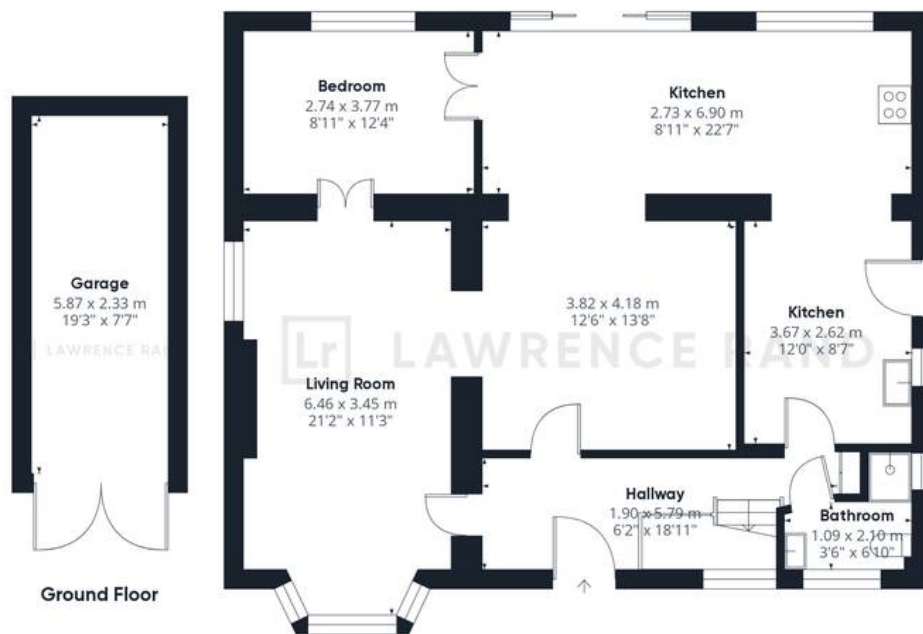
Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,
Three - Excellent, EE - Excellent

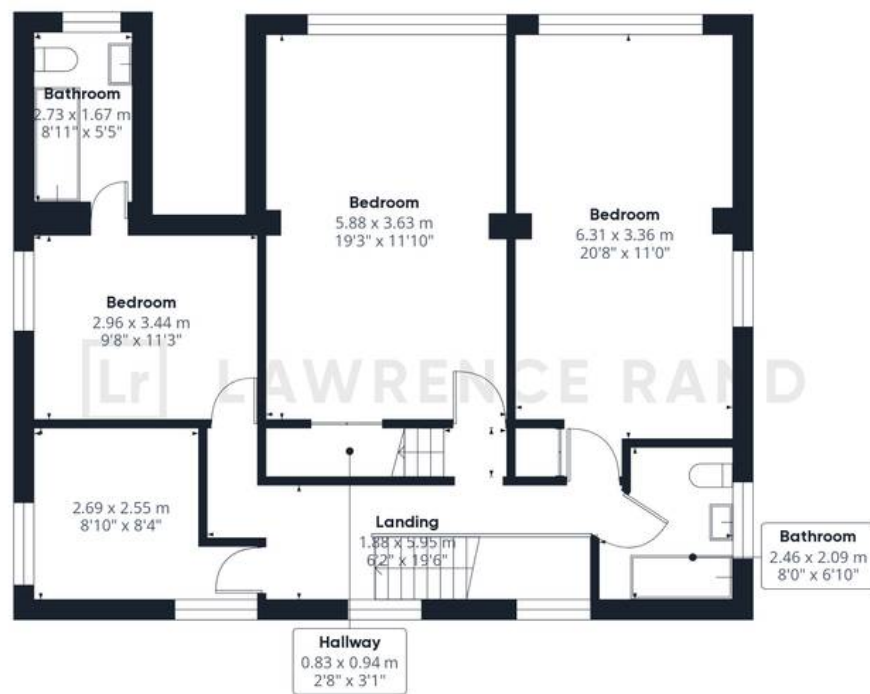
Disclaimer:

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.





Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

212.41 m²

2286.37 ft²

Reduced headroom

2.92 m²

31.44 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Lawrence Rand

51 Victoria Road, Ruislip - HA4 9BH

01895 632211 • Info@lawrence-rand.co.uk • www.lawrence-rand.co.uk/