



HINTON
residential

SALES, LETTINGS & MANAGEMENT

Elms Road

Harrow Weald HA3 6BE

- Five bedroom detached house
- Highly sought after location
- Offered for sale in good order throughout
- Carriage driveway

Guide Price £1,500,000

EPC Rating '62'





Property Description

AN IMPOSING DETACHED HOUSE LOCATED ON ONE OF THE AREAS MOST SOUGHT AFTER ROADS. Offering accommodation of five bedrooms, four bathrooms and four reception rooms the flexible accommodation would suite a large family and has scope to be divided into a main house with annexed accommodation if required. All in good order with gas central heating, double glazed windows and a sweeping carriage driveway with ample off street parking. An internal inspection comes highly advised.

The ground floor comprises; an impressive entrance hall with a guest W.C, a great sized kitchen diner with breakfast bar, a formal sitting room overlooking the rear gardens and a large reception room with dual aspect windows.

There is a separate entrance to the office/games room located behind the garage with it's own W.C.

On the first floor there are five bedrooms, the master bedroom has fitted wardrobes and an en-suite bathroom with bath and separate shower cubicle, a second large double with fitted wardrobes, access to a balcony and an en-suite shower



room and three further double bedrooms all with fitted wardrobes overlooking the rear gardens and serviced by a family bathroom.

The garden is south facing and is not over looked. There is space to the side of the house for further extension (STPP) and current a shed for storage.

Located within one mile of:

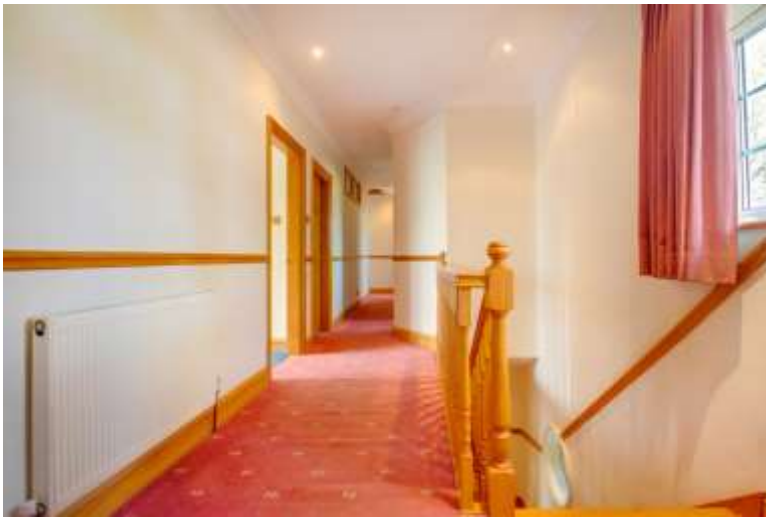
Weald Rise Primary School - Ofsted rated 'Good'
Salvatorian College - Ofsted rated 'Good'
Sacred Heart Language College - Ofsted rated 'Outstanding'
Whitefriars School - Ofsted rated 'Outstanding'



Within two miles of:

Avanti House - Private school
Hujjat Primary school - Ofsted rated 'Good'
Hatch End High School - Ofsted rated 'Good'







ELMS ROAD
HARROW WEALD HA3



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2388.94 SQ. FT / 221.94 SQ. M
APPROX. GROSS INTERNAL FLOOR AREA INCLUDING THE GARAGE 2516.06 SQ. FT / 233.75 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		