

BEDFORD ROAD, HARROW



Price ...Offers in Excess of £600,000 ... Freehold

- *Recently Renovated*
- *Four Bedrooms*
- *Fitted Kitchen*
- *Sought After Schools*
- *Double Garage*
- *Double Glazing*
- *Character House*
- *Spacious Property*
- *Attractive Garden*

Accommodation:

Entrance Hall

Double radiator, stairs. Door to:

Lounge/Diner 28' 1" x 11' 3" (8.56m x 3.43m)

Double glazed bay window to front aspect, two double radiators and a Storage cupboard.

Fitted Kitchen 10' 3" x 6' 0" (3.12m x 1.83m)

The kitchen has been fully renovated with high-quality finishes, featuring American oak cabinetry, a Dekton work surface, flush sink with brass tap, induction hob, Smeg oven and heated parquet flooring, creating a space that is both luxurious and practical.

Landing

Stairs. Door to:

Bedroom Two 13' 1" x 11' 5" (3.99m x 3.48m)

Double glazed window to front aspect and a radiator.

Bedroom Three / Office 12' 4" x 11' 2" (3.76m x 3.4m)

Double glazed window to rear aspect, radiator.

Bedroom Four 9' 1" x 5' 6" (2.77m x 1.68m)

Double glazed window to front aspect and a radiator.

Bathroom

Fully refurbished, finished with a thermic bath, Victorian-style wash basin, parquet flooring, heated towel rail and ample storage.

Landing Door to:

Bedroom One 19' 1" x 10' 9" (5.82m x 3.28m)

Double glazed window to rear aspect, double glazed window skylight to front aspect, two double radiators and eves storage. Door to:

En Suite Shower Room

Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin, low-level WC tiled surround, double glazed window to rear aspect and a double radiator.

Garden 60ft Approx

Attractive garden which is mainly laid to lawn with trees, shrub borders and a patio area.

Double Garage 20' 5" x 15' 9" (6.22m x 4.8m)

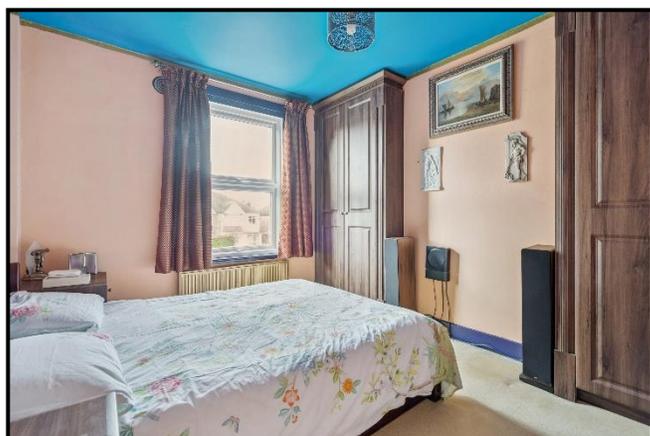
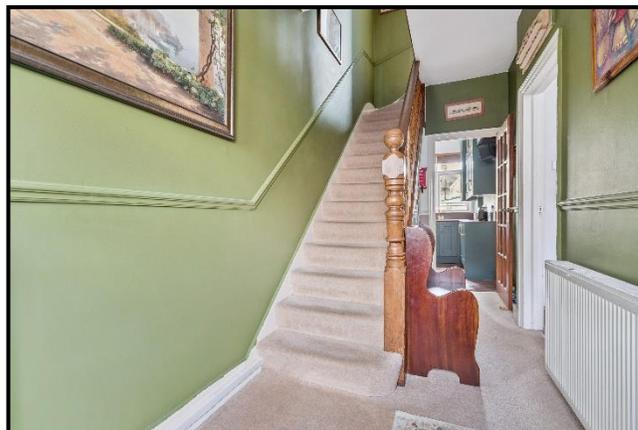
Situated to the rear of the garden with access from Pinner View. Capable of accommodating two vehicles and currently used as a gym, complete with a recently installed secure double garage door.

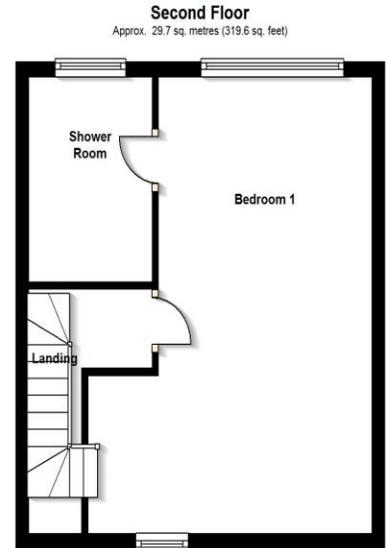
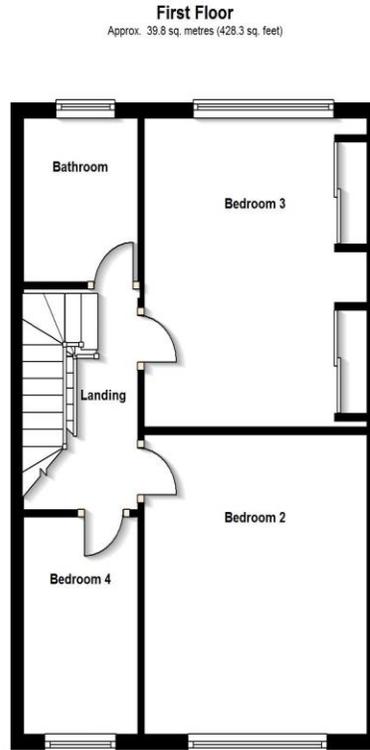
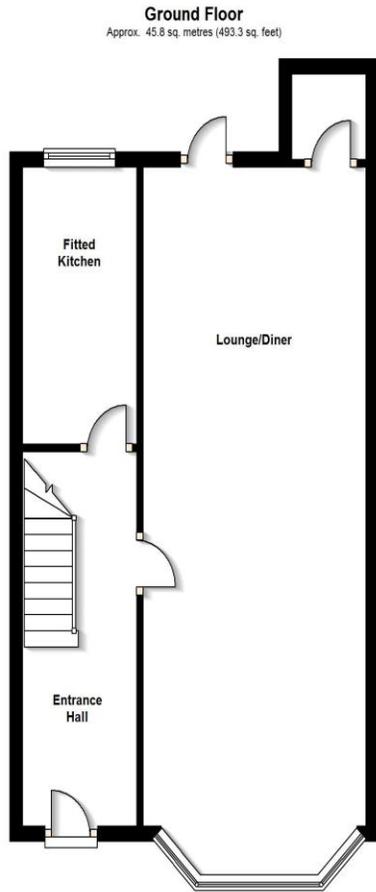
Location

County Road leading off Pinner Road.

Description

This delightful refurbished four bedroom, two bathroom terraced property enters the market with Robertson Phillips. The property is situated close to shopping facilities, sought after schools and transportation links. Accommodation: entrance hallway, lounge/dining room, modern fitted kitchen, four good sized bedrooms, en suite shower room and family bathroom. A standout feature is the large garage, capable of accommodating two vehicles and currently used as a gym, complete with a recently installed secure double garage door. Further improvements include upgraded electrics, extensive double glazing, and solar panels with battery storage, supporting energy efficiency and electrical autonomy.





Total area: approx. 115.3 sq. metres (1241.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



We have not 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.