



HINTON
residential

SALES, LETTINGS & MANAGEMENT



- Private Road
- Double garage
- 170m garden
- Potential for extension (STPP)

Bellfield Avenue, Harrow HA3 6SX

£1,500,000

Situated on a sought-after private road in Harrow Weald, this substantial, and rarely available, four-bedroom detached home offers generous accommodation, excellent outdoor space and exciting potential for modernisation. The property comprises four bedrooms, two bathrooms and a separate guest WC, together with an impressive four reception rooms, providing an abundance of flexible living and entertaining space. While the house would benefit from updating and modernisation, its existing proportions and layout offer an excellent opportunity for a new owner to create a substantial and bespoke family home tailored to their own taste and requirements.



Property Description

This family home, offering approximately 2,488 sq ft of gross internal accommodation, is the perfect choice for growing families.

The ground floor comprises a spacious reception area with dual aspect windows allowing in plenty of light, a dining room, a large reception room located to the front of the property previously used as a home office, a guest WC, fitted kitchen with access into a utility room, leading into the fourth reception room which makes an ideal playroom, and integral garage/storage accommodation. The first floor provides four bedrooms, a family bathroom and an en-suite to the principal bedroom.

One of the property's standout features is the exceptional 170-metre garden, providing a rare amount of outdoor space with considerable potential for landscaping, entertaining and family use. There is further potential for extensions (STPP). At the rear of the garden there is currently a summerhouse, ideal for use as a games room.

Residents benefit from a good selection of shops, cafés, restaurants and everyday amenities, with further shopping and leisure facilities available in nearby Stanmore, Pinner and Watford.

There are a number of well-regarded schools in and around the area, making Harrow Weald a popular choice for families. The surrounding neighbourhood also offers plenty of opportunities for outdoor recreation, with parks, playing fields and open countryside close by.

Transport connections provide access to central London and surrounding areas, with nearby Underground and Overground/rail stations offering a variety of routes. The area also benefits from convenient road connections, including access towards the M1 and M25.

For those looking for a quieter residential setting while remaining within reach of London's extensive amenities and transport network, Harrow Weald offers an appealing combination of space, greenery and accessibility.





Local Schools

Kingsley High School - Outstanding
 Bentley Wood - Outstanding
 Nower Hill High School - Outstanding
 Grimsdyke School - Outstanding
 Avanti House Primary School - Good
 Salvartorian College - Good
 Sacred Heart Language College - Good
 Cedars Manor - Good
 Hujjat School - Good
 Weald Rise Primary School - Good
 St Theresa's Primary School - Good
 Belmont School - Good
 Pinner Park School - Good
 Marlborough Primary School - Good
 Hartsbourne Primary School - Good
 St Josephs Catholic School - Good
 Norbury School - Good
 Alpha Prep – Independent

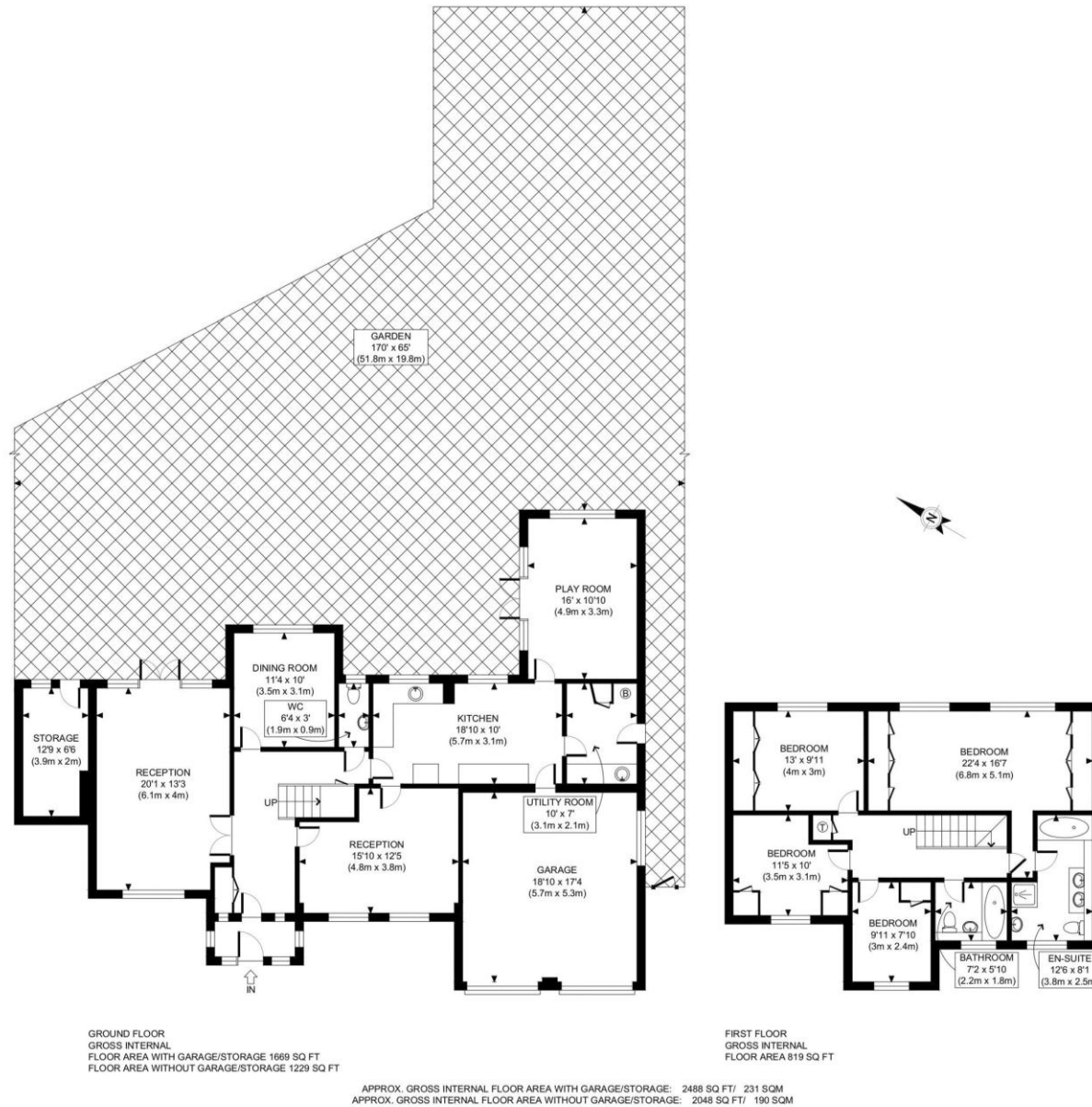
Please note Ofsted Ratings are subject to change

Local Transport

Headstone Lane Station - Overground
 Harrow and Wealdstone Station - Bakerloo and Overground (including fast trains to Euston from 13 minutes)
 Stanmore Station - Jubilee Line
 Harrow on the Hill Station - Metropolitan Line and National Rail services between Aylesbury and Marylebone

182 - Harrow Weald to Brent Cross
 258 - South Harrow to Watford
 340 - Harrow Bus station to Edgware
 H12 - South Harrow to Stanmore
 H18 - Harrow Bus Station





This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements