

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Kynaston Wood, Harrow Weald

**Guide Price
£1,075,000**



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Situated in the highly desirable area of Harrow Weald, this exceptional five-bedroom, three-bathroom detached family home offers an abundance of stylish and versatile living space, perfectly suited to modern family living. The property boasts spacious and well-proportioned reception rooms, a fitted kitchen with ample dining space, a separate utility room, and a dedicated home office, ideal for remote working. There are four double bedrooms all with air conditioning, including a principal bedroom with en-suite shower room and a second bedroom also benefiting from its own en-suite, making it ideal for guests, older children, or multi-generational living. The remaining bedrooms are served by a family bathroom. Externally, the property continues to impress with a private rear garden, perfect for outdoor entertaining and family enjoyment. To the front, a large driveway provides ample off-street parking for several vehicles, complemented by a covered car port and a garage, offering excellent storage and additional parking options. Ideally positioned on a quiet residential road in the heart of Harrow Weald, the property is within easy reach of highly regarded schools, local shopping amenities, parks, and excellent transport links, making it an ideal choice for families seeking both convenience and a peaceful setting.



Ground Floor Entrance Hall

Cloakroom

Vanity wash hand basin, low-level WC, storage cupboard.

Cloaks cupboard

Sitting Room 17' 2" x 12' 3" (5.23m x 3.73m)

Relaxing room with double glazed bay window to front, double doors to;

Dining Room 14' 8" x 11' 4" (4.47m x 3.45m)

Open plan and located just off of the kitchen and lounge.

Kitchen/Breakfast Room 14' 7" x 13' 9" (4.44m x 4.19m) Fitted with a matching range of base and eye level units with inset stainless steel sink, plumbing for dishwasher, space for fridge/freezer. Built in double oven, five ring gas with extractor hood, pantry cupboard, Amtico flooring, window to front and door to:



Utility 13' 9" x 6' 2" (4.19m x 1.88m)

Plumbing for washing machine, vent for tumble dryer, water softener, obscure double glazed window, door to:

Office 18' 11" x 6' 6" (5.76m x 1.98m)

Relaxing work space with double doors to garden.

Lobby 3.59m (11'9") x 1.94m (6'4")

Lobby area with stairs to first floor.

Lounge 21' 11" x 11' 7" (6.68m x 3.53m)

Relaxing room with twin double glazed sliding patio doors to garden, door to:

Play Room 22' 0" x 5' 5" (6.70m x 1.65m)

Playroom/ storage area with double glazed sliding doors to garden.

Landing

Loft access.

Bedroom One 15' 6" x 14' 10" (4.72m x 4.52m)

Range of fitted wardrobes, air conditioning and door to:

En-suite Shower Room

Tiled shower enclosure, vanity wash hand basin, low-level WC and window to side.

Bedroom Two 14' 10" x 12' 2" (4.52m x 3.71m)

Range of fitted wardrobes, air conditioning and door to:

Dressing Room 14' 10" x 6' 7" (4.52m x 2.01m)

Fitted wardrobes and window to front.

Bedroom Three 12' 5" x 11' 4" (3.78m x 3.45m)

Range of fitted wardrobes, air conditioning.

Bedroom Four 12' 5" x 9' 7" (3.78m x 2.92m)

Window to rear, air conditioning door to:

En-suite Shower /dressing room 11' 10" x 6' 6" (3.60m x

1.98m)Obscure window to rear, range of fitted wardrobes, shower enclosure, wc and vanity wash hand basin.

Bedroom Five 11' 10" x 6' 7" (3.60m x 2.01m) Guest bedroom or another office, window to rear.

Bathroom

With panelled bath and Aqualisa shower, vanity wash hand basin and low-level WC. Cosmetic cupboard.

Garage 19' 8" x 8' 9" (5.99m x 2.66m)

Detached garage with electric roller door and car charge point, car port approached via own drive

Garden Approx 56' 0" x 40' 0" (17.06m x 12.18m)

Attractive composite decking and seating area. Secluded by mature trees and shrubs, lawn, BBQ area.

Driveway - Concrete printed driveway, parking for multiple vehicles.

Council Tax Band: G

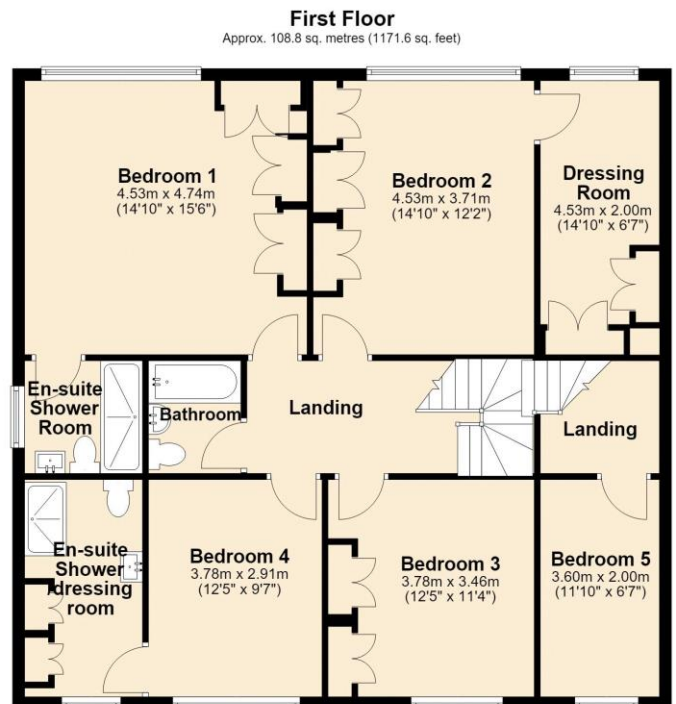
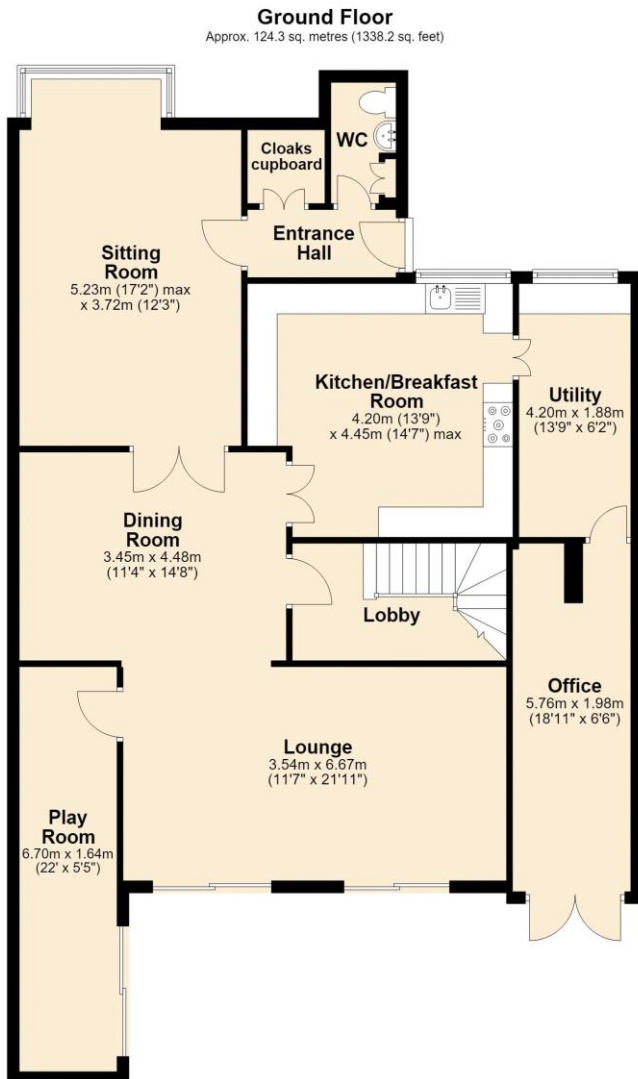
EPC Rating: To be confirmed

Tenure: Freehold

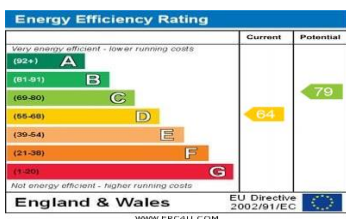


KEY FEATURES:

- Air Conditioning
- Five Bedrooms
- Three Receptions
- Newly Fitted Double Glazing by Origin
- Fitted Kitchen/Breakfast Room
- Family Bathroom
- Two En - Suite Bathrooms
- Office, Utility & Play Room



Total area: approx. 233.2 sq. metres (2509.8 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.