



Richmond Gardens, Harrow, HA3 6AN  
£875,000



We are delighted to bring to market this immaculately presented three double bedroom detached chalet bungalow, tucked away in a quiet cul-de-sac on the sought-after Harrow/Stanmore border. The property offers bright and versatile accommodation, including a spacious dual-aspect reception/dining room, a modern fully fitted kitchen with integrated appliances, three generous double bedrooms, a family bathroom, additional shower room with separate WC, and an integral garage with potential to convert (STPP). The attractive rear garden features a patio, lawn and covered raised decking area, ideal for entertaining, while the front provides off-street parking for several vehicles. Further potential to extend into the loft (STPP). Conveniently located for highly regarded schools including Bentley Wood and Avanti House.



### ENTRANCE HALL

Front aspect double glazed door, front aspect double glazed frosted window, downlighting, parquet flooring, radiator, stairs to first floor landing, doors to;

### LIVING ROOM

Front aspect double glazed window, side aspect double glazed frosted windows, parquet flooring, downlighting, radiator.

### KITCHEN

Rear aspect double glazed window, rear aspect double glazed door to rear garden, downlighting, tiled flooring, radiator, a range of base and eye level units, integrated gas hob with five hob rings, sink and drainer, extractor fan, oven x2, space for fridge freezer, dishwasher, washing machine.

### BEDROOM

Rear aspect double glazed window, downlighting, radiator.

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### BATHROOM

Side aspect double glazed frosted, tiled flooring, tiled walls, downlighting, stand in shower cubicle, vanity unit incorporating wash hand basin, heated towel rail.

### W/C

Side aspect double glazed frosted window, downlighting, fully tiled walls, low level w/c, wash hand basin.

### FIRST FLOOR LANDING

Downlighting, doors to;

### BEDROOM

Rear aspect double glazed window, downlighting, fitted wardrobes.

### BATHROOM

Velux double glazed window, part tiled walls, panel enclosed bathtub with mixer taps and shower attachment, wash hand basin, low level w/c, heated towel rail, door to loft room.

### GARAGE

Up and over door, lighting, space for washing machine, fridge and freezer.

### GARDEN

Mainly laid to lawn, patio area, decking area, shed.

### COUNCIL TAX

London Borough of Harrow - Band E - £2,928.27

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

### DISTANCE TO STATIONS

Headstone Lane (1.5 Miles) - Lioness Line  
Stanmore (1.7 Miles) - Jubilee Line



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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