

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



Bellfield Avenue, Harrow Weald £1,375,000



www.robertsonphillips.co.uk



A Five Bedroom, Three Bathroom Detached family home situated in this sought after private residential road midway between Hatch End and Stanmore. Comprising cloakroom, combined sitting rooms leading to small gym, TV room, large dining room, study, fitted kitchen and utility.

Upstairs are five well-proportioned bedrooms, three of them serviced by the family bathroom, (principal with en suite) second bedroom with en suite and access to an enclosed balcony.

Features include a loft room accessed via electric retracting ladder, parking for several cars via carriage driveway and secluded garden with office structure and shower room.



Ground Floor

Entrance Hall 14' 3" x 6' 8" (4.34m x 2.03m)

Two windows to front, stairs, door to:

TV Room 11' 9" x 10' 4" (3.58m x 3.15m)

Bay window to front.

WC 7' 7" x 2' 0" (2.31m x 0.61m)

Wc and wash hand basin, window to front.

Study 10' 7" x 7' 3" (3.22m x 2.21m)

Window to front.

Kitchen 18' 5" x 10' 2" (5.61m x 3.10m)

Fitted with a matching range of base and eye level units, sink, dishwasher, oven, five ring gas hob with extractor hood, microwave, window to rear, central island, granite worktops, open plan to dining room.

Utility 7' 3" x 3' 8" (2.21m x 1.12m)

Plumbing for washing machine, sink with drainer, gas, hob, window to side.



Dining Room 17' 1" x 15' 2" (5.20m x 4.62m)

Fantastic entertaining room with Bi-fold doors opening onto the garden.

Sitting Room 14' 0" x 11' 10" (4.26m x 3.60m)

Cosy room with bay window to front, door to hallway and bi-fold door separating the living room.

Living Room 5.62m (18'5") x 4.71m (15'6")

Two windows to rear, double door, door to:

Gym 8' 7" x 7' 6" (2.61m x 2.28m)

Window to rear, door to garden and garage.

Garage 21' 3" x 8' 10" (6.47m x 2.69m)

Up and over door.

Landing 19' 7" x 5' 7" (5.96m x 1.70m)

Two storage cupboards.

Bedroom 1 15' 5" x 13' 8" (4.70m x 4.16m)

Fitted wardrobe, three windows to side and rear, door to ensuite.

En-suite Shower Room 7' 0" x 5' 5" (2.13m x 1.65m)

Fitted with an enclosed shower cubicle, pedestal wash hand basin and low level wc.

Bedroom 2 4.95m (16'3") x 3.19m (10'6")

Window to rear, door to ensuite.

En-suite Bathroom 10' 6" x 7' 7" (3.20m x 2.31m)

Bath with shower over and glass shower screen, low level wc and vanity wash hand basin.

Enclosed Balcony 16' 4" x 4' 5" (4.97m x 1.35m)

This enclosed balcony is a nice addition to bedroom two and would make an ideal guest bedroom or simply just another area to sit and relax.

Bedroom 3 14' 10" x 11' 1" (4.52m x 3.38m)

A good sized double with window to rear and fitted wardrobes.

Bedroom 4 11' 9" x 10' 8" (3.58m x 3.25m)

Small double with bay window to front and fitted wardrobes.

Bedroom 5 7' 10" x 6' 8" (2.39m x 2.03m)

Single bedroom with window to front.

Family bathroom 11' 5" x 6' 8" (3.48m x 2.03m) Separate shower enclosure, vanity unit with wash hand basin, corner jacuzzi bathtub, bay window to front.

Garden 32' 0" x 60' 0" (9.75m x 18.27m) Private and enclosed garden with walled borders, mature shrubs and patio. Access to the office and sun room plus side access to the road.

Driveway 30' 0" x 60' 0" (9.14m x 18.27m) Carriage driveway with parking for multiple vehicles, access to the garage and garden, mixture of mature shrubs and lawn area.

Council Tax Band: G

EPC Rating: D

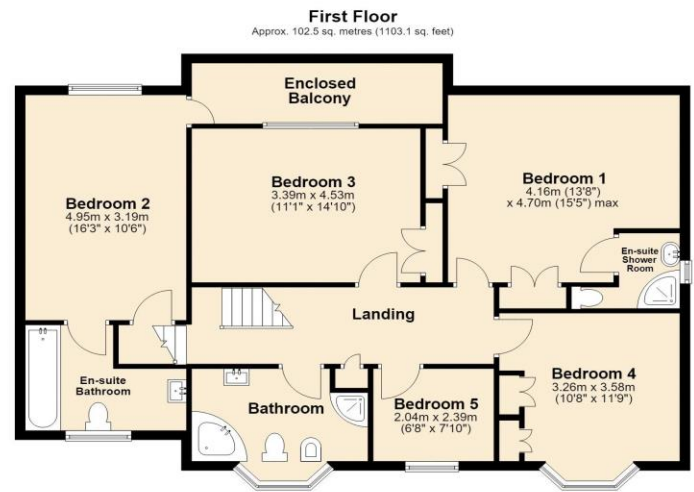
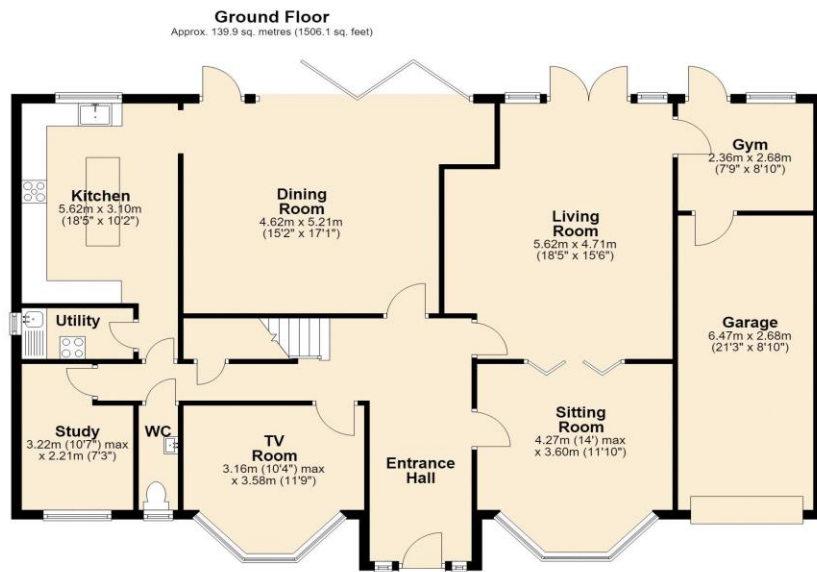
Tenure: Freehold

Facing:



KEY FEATURES:

- Five Bedrooms ● Four Reception Rooms ● Fitted Kitchen ● Utility Room ● Two En - Suite Bathrooms ● Two Studies
- Gym Room ● Carriage Driveway



Total area: approx. 242.4 sq. metres (2609.3 sq. feet)



Total area: approx. 26.2 sq. metres (282.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		63	75
EU Directive 2002/91/EC			
www.epcau.com			



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.