



Seaford Road, Harwood
£375,000

Miller Metcalfe
Every step of the way

Properties of this calibre rarely come to market, and this particularly lovely four bedroom dormer bungalow offers something genuinely special. Immaculately presented throughout, the property combines elegant, neutral décor with an exceptional standard of finish, whilst the sellers have made a number of thoughtful improvements that have transformed the home into an incredibly versatile and enjoyable place to live.

Since purchasing, the current owners have invested considerably in creating additional spaces for both everyday family life and entertaining. The conservatory has been enhanced with a solid roof, making it a comfortable and usable room throughout the year, whilst the original main lounge has been cleverly divided to create a separate sitting room, perfect as a snug, reading room or quiet retreat. Outside, an impressive purpose-built bar with fitted air conditioning and pool table provides an outstanding space for entertaining, complemented by an adjacent shed.

The first floor has been completely reconfigured and now provides three bedrooms alongside a separate shower room. The principal bedroom is particularly impressive, having been thoughtfully designed around an open-plan hotel-inspired concept, incorporating a freestanding bath and dedicated washing facilities within the bedroom itself. The result is a truly distinctive and luxurious space which adds another layer of individuality to the home.

The first floor provides three further bedrooms and a separate shower room, whilst the principal bedroom is a true showstopper, featuring an open-plan arrangement with a luxurious freestanding bath and dedicated washing facilities, creating the feel of a high-end hotel suite rather than a conventional bedroom and bathroom arrangement.

Outside, the property continues to impress with a fantastic entertaining area centred around the impressive bar, complete with fitted air conditioning and pool table. An adjacent shed provides useful additional storage, whilst the overall space offers a superb setting for entertaining friends and family.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

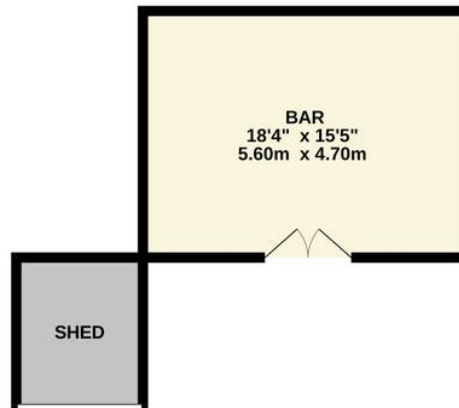
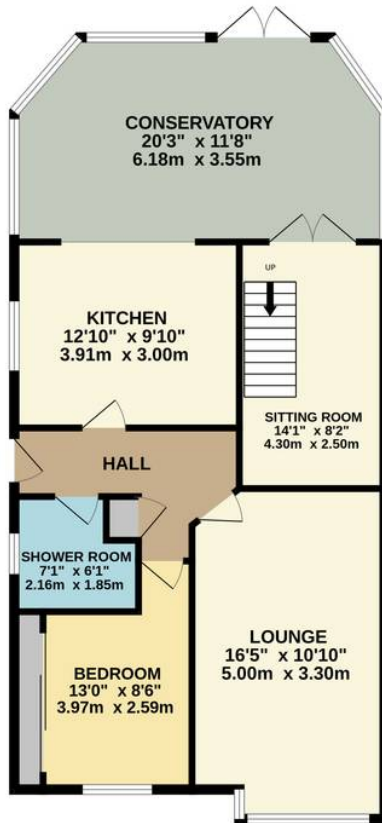




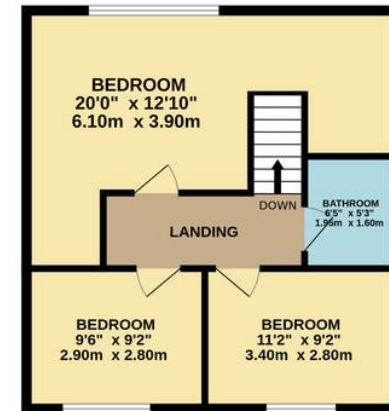




GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1706 sq.ft. (158.5 sq.m.) approx.

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