



HINTON & DOWNES
residential

SALES, LETTINGS & MANAGEMENT

High Road

Harrow Weald HA3 6HL

- Five bedroom detached house
- Two master bed room suites
- Two large reception rooms plus a 20ft kitchen/breakfast room
- Offered in very good order throughout

Guide Price **£950,000**

EPC Rating 'TBC'





Property Description

A SUPERBLY PRESENTED DETACHED HOUSE OFFERING TREMENDOUS ACCOMMODATION THREE LEVELS which has been both well planned and executed by the current owners. The property boasts two master bedrooms both with en-suites with an additional three bedrooms and family bathroom making five bedrooms in total. The accommodation on the upper floors is well balanced by the ground floor accommodation which features two bright and spacious inter-communicating reception rooms and a well equipped kitchen/breakfast room. There is also a home office and a guests cloakroom to the ground floor. The property sits on a generous plot with off street parking to the front and a tremendous rear garden with expansive patio area leading to lawn and borders.

The accommodation with approximate room sizes is arranged as follows:

Entrance Porch Fully enclosed storm porch leading to:-

Entrance Hall Spacious entrance hall with wood flooring. Radiator.



Cloakroom Low level WC. Wall mounted vanity wash hand basin. Double glazed window to front aspect.

Lounge 19'10 x 16'. (6.05m x 4.88m). A bright and spacious lounge with french doors and windows to rear aspect and garden. Radiators. Folding doors to:-

Dining Room 18'1 x 11'2. (5.5m x 3.39m). Double glazed window to front aspect. Radiator. Wood flooring. The lounge and dining area when combined by opening the folding doors provides a fantastic entertaining space of just under 38ft

Kitchen 20'4 x 11'11. (6.20m x 3.63m). Fitted with a range of eye and base level units with work surfaces to compliment. Single drainer sink unit with mixer taps. Built in oven and hob with extractor hood over. Plumbed for dishwasher. Ample space for table and chairs. Part tiled walls. Radiator. Double glazed window to rear aspect. Door to side aspect and garden. Small section of the kitchen has been allocated as a utility section with an additional inset sink unit and plumbing for washing machine etc

Home Office 15'1 x 7'3. (4.60m x 2.20m). Double glazed window to front aspect. Radiator.

1st Floor Landing Double glazed window to front aspect. Stairs to second floor landing.

Bedroom I 14'9 x 13'3. (4.49m x 4.04m). Double glazed window to front aspect. Fitted wardrobes.

En-Suite Shower Tiled shower cubicle with shower unit. Vanity wash hand basin and low level WC.

Bedroom II 12'3 x 11'8. (3.73m x 3.56m). Double glazed window to front aspect. Radiator. Vanity wash hand basin. Fitted wardrobes.

Bedroom III 10'10 x 10'5. (3.31m x 3.18m). Double glazed window to rear aspect. Radiator. Fitted wardrobes with matching base units and display units over.

Bedroom IV 12'6 x 7'11. (3.81m x 2.42m). Double glazed window to front aspect. Radiator.

Family Bathroom Panelled bath with "Aqualisa" shower over. Pedestal hand wash basin. Tiled walls. Radiator. Double glazed window to rear aspect.

Separate WC Low level WC. Double glazed window to side aspect. Part tiled walls.

2nd Floor Landing

Bedroom V 20' x 14'1. (6.09m x 4.29m). Large picture windows to rear aspect with a view out onto the rear garden. Radiator. Velux type windows to side and front aspects





En-Suite Bathroom Panelled bath with mixer taps. Pedestal hand wash basin. Low level WC. Velux type window to side aspect.

General Information

Front Garden Area of paving to provide off street parking. Area of shrubbery.

Rear Garden Approximately 120ft in length and wider than average. Sweeping terraced area leading to lawn and well stocked borders. Garden shed.

Tenure Freehold.





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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 and 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