

HINTON & DOWNES

RESIDENTIAL

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residential

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Elms Road

Harrow Weald HA3 6BB

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£1,350,000

EPC Rating '45'

Property Description

A well presented four bedroom detached family house located on one of the areas more sought after roads within close proximity to local schools, shops and transport links. The accommodation comprises of a reception room/dining room, fitted kitchen, utility room, storeroom, office room and ground floor guests doakroom. The first floor offers four well sized bedrooms, the master having an en-suite and a first floor is a family bathroom. The rear garden is a particular feature and the front of the property offers off street parking for several vehicles via a gated entrance.

LOUNGE 19' 5" x 17' 10" (5.93m x 5.45m)

DINING ROOM 13' 11" x 10' 11" (4.25m x 3.34m)

KITCHEN/BREAKFAST ROOM 22' 10" x 14' 3" (6.98m x 4.35m)

UTILITY ROOM 17' 2" x 7' 8" (5.25m x 2.35m)

STUDY/BEDROOM V 14' 0" x 13' 10" (4.28m x 4.24m)

STORE 14' 10" x 7' 3" (4.54m x 2.21m)

FIRST FLOOR LANDING

MASTER BEDROOM 15' 0" x 14' 1" (4.59m x 4.3m)

ENSUITE

BEDROOM II 14' 5" x 14' 0" (4.40m x 4.28m)

BEDROOM III 14' 6" x 11' 9" (4.42m x 3.6m)

BEDROOM IV 14' 1" x 10' 11" (4.31m x 3.35m)

FAMILY BATHROOM

GENERAL INFORMATION If you are looking for an investment, this property has planning in place for a conversion into four flats (1 x 1 bed 2 x 2 bed and 1 x 3 bed); single storey front extension; single storey side extension; single and two storey rear extension; single storey rear extension; alterations to roof to raise ridge height; rear do.
Ref: P/3177/20



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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