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**ROBERTSON
PHILLIPS**
Estate Agents



Lakeland Close, Harrow Weald Guide Price £715,000



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STUNNING CONDITION. A Three Bedroom Detached Bungalow situated in a secluded position just off West Drive, midway between Hatch End and Stanmore.

Comprising entrance hall, spacious lounge, fitted kitchen/breakfast room, three bedrooms, bathroom with bath and shower enclosure and separate cloakroom. The property is well maintained throughout and features landscaped gardens to front and rear, attached double garage and own drive.



Porch

Front door with side windows and door to:
Entrance Hall

Bright and welcoming entrance hall with two cupboards, one housing hot water cylinder and shower pump. Access to insulated loft with light housing central heating boiler and water softener via pull down ladder.

Lounge 17' 0" x 13' 4" (5.18m x 4.06m)

Lovely room with feature stone fireplace with cast iron catalytic gas fire. Bespoke fitted cupboard, double glazed window and double doors to garden, door to:

Kitchen/Breakfast Room 17' 0" x 9' 2" (5.18m x 2.79m)

Contemporary style fitted units with swing out cupboards, granite work tops and inset sink. Integrated appliances include dish washer, washing machine, fridge, self cleaning oven with warming drawer, induction hob with extractor



hood and microwave. Double glazed windows to side and rear, door to side.

Cloakroom

Wall mounted wash hand basin, low level wc, fully tiled walls and floor, double glazed window to side. Bathroom, Corner bath, vanity unit with inset wash hand basin, cosmetic cupboards with lighting and inset mirror. Corner shower enclosure, low level wc, heated towel rail, fully tiled walls and floor.

Bedroom One 15' 10" x 10' 9" (4.82m x 3.27m)

Bright room to front with a range of fitted wardrobes and cupboard with TV facility.

Bedroom Two 11' 6" x 10' 7" (3.50m x 3.22m)

Double glazed window to front.

Bedroom Three 8' 4" x 8' 3" (2.54m x 2.51m)

Double glazed window to side.

Garage 19' 0" x 14' 10" (5.79m x 4.52m)

Attached double garage with utility area with sink and plumbing for dryer and fridge/freezer. Obscure double glazed window and door to rear, gas meter and remote up and over door. Parking via own gravelled drive for two cars.

Garden Approx 43' x 43' (13.10m x 13.10m)

Lovely secluded mature garden with paved patio and seating suntrap area. Circular lawn, waterfall with lights, flower borders and a good selection of trees and shrubs. Irrigation and lighting systems, water point and side access with garden tap.

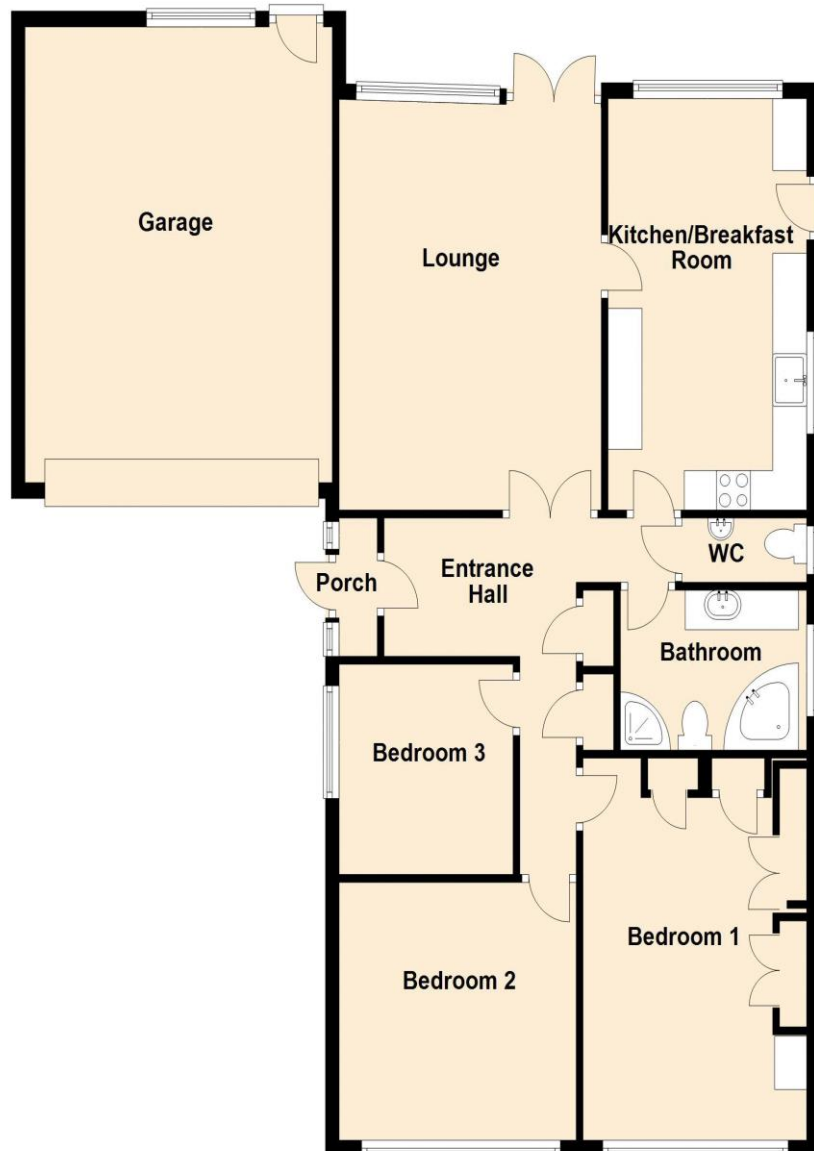


KEY FEATURES:

Three Bedrooms ● Lounge overlooking garden ● 17' Kitchen/breakfast Room ● Modern Bathroom ● Cloakroom ● Double Garage
● Superb Landscaped Garden ● Own Drive

Ground Floor

Approx. 117.0 sq. metres (1259.2 sq. feet)



Total area: approx. 117.0 sq. metres (1259.2 sq. feet)



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.