



Bengeworth Road, HARROW, HA1 3SE

Guide Price £950,000

Floor Plan

**Approximate Gross Internal Area 1958 sq ft - 182 sq m
(Including Garage & Excluding Outbuilding)**
Ground Floor Area 1033 sq ft – 96 sq m
First Floor Area 925 sq ft – 86 sq m
Outbuilding Area 257 sq ft – 24 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Daniels are delighted to present this exceptional four-bedroom, three-bathroom detached family home, occupying a prime position on one of Sudbury's most prestigious residential roads. Having undergone an extensive programme of refurbishment and enlargement, including substantial double-storey side and rear extensions, this outstanding property has been finished to an impeccable standard throughout.

Offering beautifully designed accommodation across two floors, the home features four generous double bedrooms, including a luxurious principal suite complete with a bespoke walk-in dressing area and a contemporary en-suite shower room. Every aspect of the property has been thoughtfully designed, seamlessly combining elegant styling with practical family living. An internal viewing is essential to fully appreciate the quality, space and finish on offer.

A particular highlight is the impressive west-facing rear garden, providing a private and tranquil setting for outdoor entertaining and family enjoyment. Set along a picturesque tree-lined road, this superb home offers an enviable lifestyle in one of the area's most sought-after locations.

Bengeworth Road is widely regarded as one of Sudbury's premier addresses, lined with attractive detached homes and ideally positioned for families. The property is within easy reach of several highly regarded schools, including Sudbury Primary School, East Lane Primary School and Wembley High Technology College. Excellent transport links are also close by, with Sudbury Hill and Sudbury Town Piccadilly Line stations, together with North Wembley Station (Bakerloo Line and London Overground), all within easy reach, providing convenient access into Central London and beyond.

Energy Efficiency Rating

Very energy efficient - lower running costs

Current: 82 Potential: 71

92 plus 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

EU Directive 2009/51/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

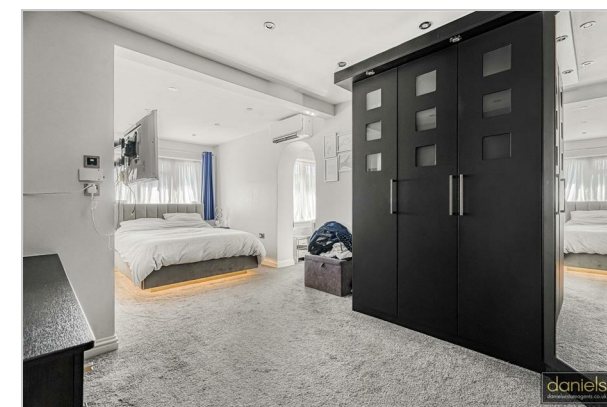
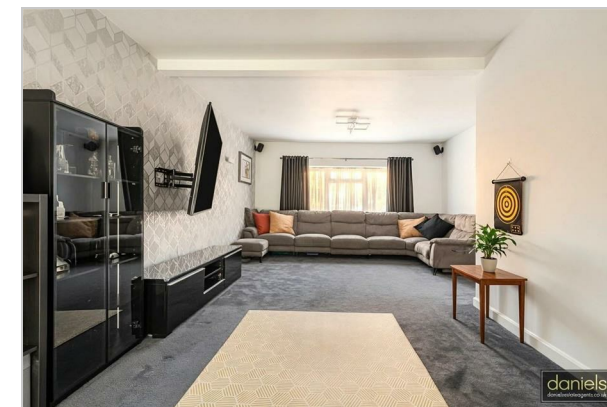
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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