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**ROBERTSON
PHILLIPS**

Est. 1991

UXBRIDGE ROAD, HATCH END



Price on Application £699,950, Freehold

- *Three Bedrooms*
- *Dining Room*
- *Walk to Station*
- *Garage via own drive*
- *Lounge*
- *Fitted Kitchen*
- *Utility Area*
- *Secluded Garden*

Accommodation:

Porch

Double glazed double doors to front door with obscure leaded light windows to hall.

Entrance Hall

Obscure leaded light window to side, under stairs storage and oak flooring.

WC

Corner wall mounted wash hand basin with tiled splashback, low-level WC and extractor fan.

Lounge 14' 6" x 12' 4" (4.42m x 3.76m)

Secondary glazed leaded light window to front, attractive timber fireplace with cast iron grate and oak flooring.

Dining Room 14' 9" x 12' 4" (4.49m x 3.76m) into bay.

Secondary glazed bay window and door to rear, oak flooring.

Kitchen 8' 9" x 8' 4" (2.66m x 2.54m)

Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, slimline dishwasher, built-in electric oven, electric hob, radiator, secondary glazed window to rear and door to:

Utility Area 11' 7" x 5' 7" (3.53m x 1.70m)

Double glazed door and window to garden, plumbed for washing machine, tiled floor and door to garage.

Landing

Obscure leaded light window to side, storage cupboard and loft access.

Bedroom One 14' 6" x 11' 6" (4.42m x 3.50m)

Secondary glazed leaded light window to front, two double fitted wardrobes, radiator and picture rails.

Bedroom Two 14' 5" x 11' 6" (4.39m x 3.50m) into bay

Secondary glazed bay window to rear, radiator and airing cupboard housing insulated hot water tank and boiler.

Bedroom Three 8' 9" x 7' 6" (2.66m x 2.28m)

Secondary glazed leaded light window to front and side, fitted wardrobe, radiator and picture rails.

Bathroom

Panelled bath with hand shower attachment, mixer tap and folding glass screen. Pedestal wash hand basin, bidet, shaver point and obscure double glazed window to rear.

WC

Obscure double glazed window to side, low-level WC.

Garage 15' 0" x 7' 10" (4.57m x 2.39m)

Window to rear, gas and electric meters, fuse box and double doors to own drive.

Garden Approx 70' 0" (21.32m)

Secluded garden mainly laid to lawn with mature trees and shrubs and garden tap.

Location: *Situated opposite Hatch End Arts Centre.*

Description

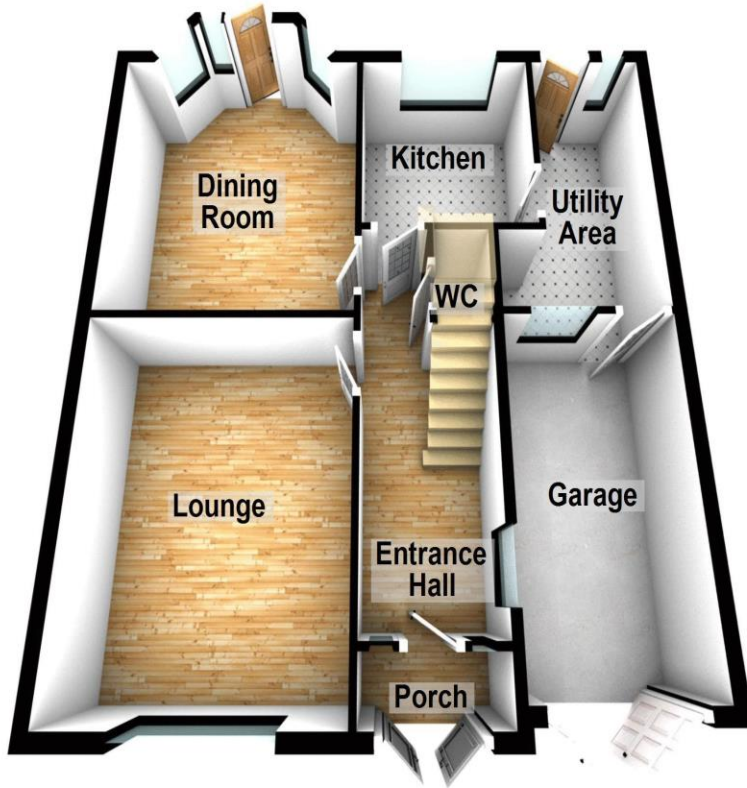
A bright Three Bedroom semi detached Comben & Wakeling family home situated within easy reach of local shops, fine dining restaurants, schools and station.

Comprising entrance hall, cloakroom, lounge, dining room, kitchen and utility area. Upstairs are three bedrooms, bathroom and separate wc. The property benefits from garage via own drive and secluded garden. Although well loved, this property is in need of refurbishment. NO UPPER CHAIN.



Ground Floor

Approx. 730.4 sq. feet

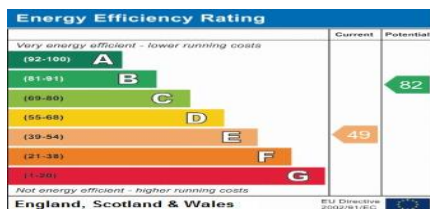


First Floor

Approx. 516.9 sq. feet



Total area: approx. 1247.3 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.