

Nugents Park
HATCH END HA5 4RA





Nugents Park, Hatch End, Pinner, Greater London, HA5 4RA .

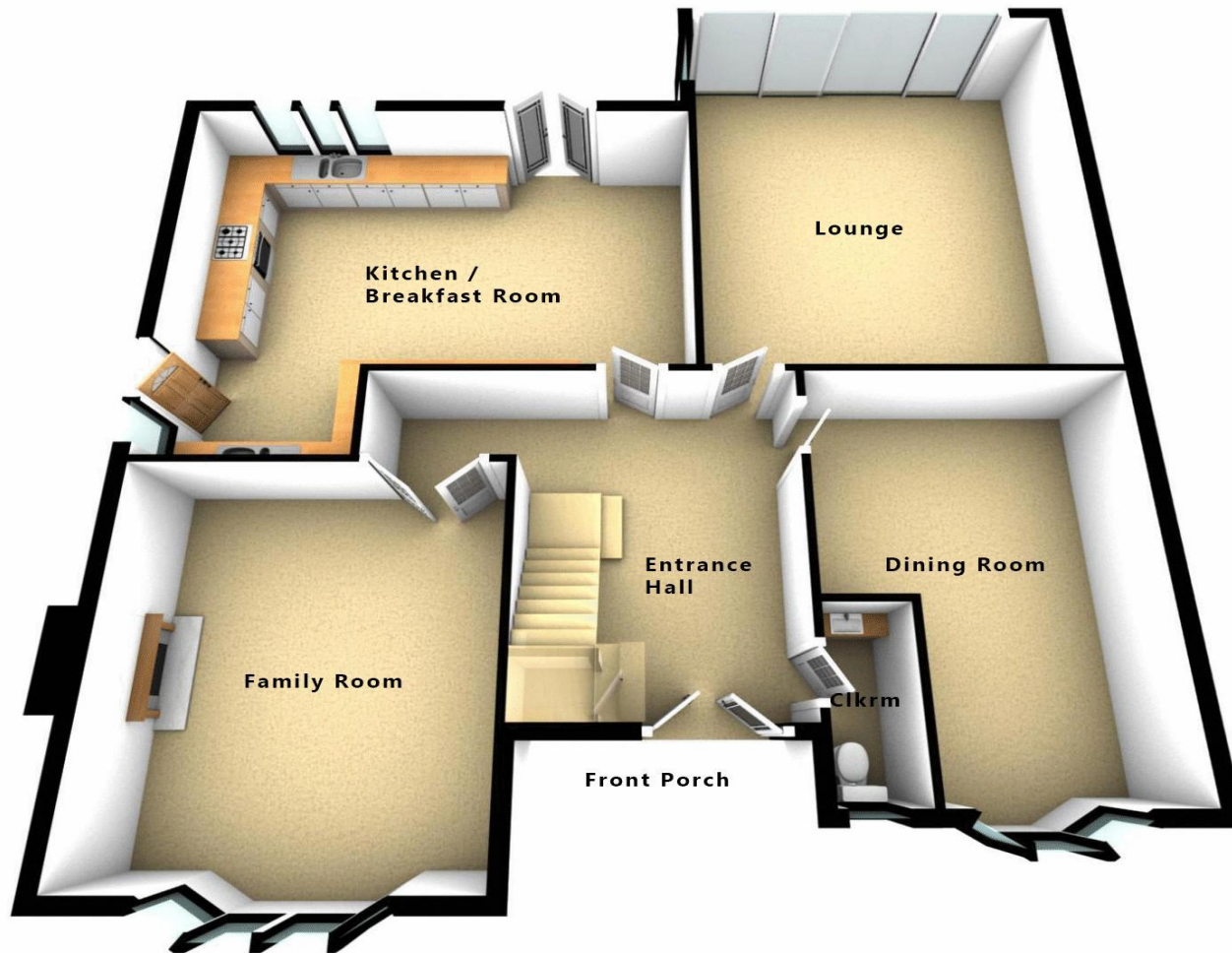
**An imposing detached residence, located on a plot that measures .22 of an acre
within Hatch End's premier private residential road and is approached via long own driveway.**

4 Bedrooms, 2 Bathrooms, 3 Reception Rooms

Naturally secluded 106' (32.28m) West facing Rear Garden

Detached double width Garage with own driveway

Ground Floor



Total Area: approx. 2,374.3 sq ft (220.6 sq m)

(c) Pulver Carr MMXXVI

N.B. These plans are not to scale and are only intended as a guide.

An attractive **FOUR BEDROOM, TWO BATHROOM, THREE RECEPTION ROOM DETACHED FAMILY HOUSE** with part Old Old London Stock Brick and hung tiled elevations. The property is located on naturally secluded West facing plot that measures .22 of an acre within a highly sought after private road.

Nugents Park is Hatch End's premier private residential roads, located just off the Uxbridge Road (A410) and is conveniently positioned for the amenities at vibrant Hatch End Broadway. For the commuter Hatch End has a London Overground Station giving access to Euston or the Bakerloo Line at Harrow and Wealdstone.

There are also convenient links to Heathrow and Luton's International Airports as well as the M1, M25 and A40. The property offers spacious living accommodation and benefits from a modern Italian fitted Kitchen / Breakfast Room, Master Bedroom with an extensive range of Hulsta fitted wardrobes and luxury Italian Bathroom suites.

Internal viewing is recommended and strictly by appointment through the vendors' agent, Pulver Carr on: 020 8421 0107.

Features include:

*** Leaded light windows * Gas fired heating to radiators * Spacious Entrance Hall * Guest Cloakroom * Lounge * Dining Room * Family Room * Kitchen / Breakfast Room with modern range of Italian fitted units with Neff integrated appliances and quartz worktop surfaces * Master Bedroom with extensive range of Hulsta fitted wardrobes and modern Ensuite Bathroom with luxury Italian * Three further Bedrooms (one custom fitted as an office) * Modern Family Bathroom with luxury Italian suite * 106' Naturally secluded West facing Rear Garden * Detached double width Garage approached via own driveway which provides off street parking for several cars ***

* More images available online at www.pulvercarr.co.uk.



Lounge

The Accommodation

Front Porch

Tiled flooring. Wall light. Inset spotlight. Obscure glazed double front door leading to:

Entrance Hall

14' 8" x 15' 7" max. (4.46m x 4.76m)

Coved cornices. Radiator. Corner display niche with uplighter. Stairs leading to First Floor with built-in under stairs cloaks cupboard and additional storage cupboard.

Guest Cloakroom

Low level WC. Corian vanity wash hand basin with mixer tap and pop up waste. Tiled walls with Villeroy & Boch limited edition fun tiled freeze. Heated towel rail. Obscure glazed leaded light window to front. Inset spotlights.

Lounge

19' 8" x 15' 5" (5.99m x 4.69m)

Double aspect room with double glazed sliding patio doors leading to Rear Garden. Coved cornices. Wired for wall lights. Two radiators.

Dining Room

17' 8" x 11' 9" max. (5.38m x 3.59m)

Coved cornices, Wired for wall lights. Leaded light windows to front. Radiator.

Family Room

16' 4" x 13' 5" (4.97m x 4.08m)

Feature brick fireplace with gas coal effect fire. Coved cornices. Leaded light windows to front. Radiator.

Kitchen / Breakfast Room

20' 3" x 13' 9" (6.16m x 4.18m)

Extensive range of Italian fitted wall and floor units with granite worktop surfaces. Franke under counter sink unit with soap dispenser and water purifier. Neff gas five ring hob with cooker hood above, Neff double oven. Neff integrated dishwasher. Two Neff integrated fridge / freezers. Leaded light windows and casement doors leading to rear garden. Amtico tiled flooring. Inset low level spotlights. Radiator. Opening onto:

Open plan Utility Area

7' 10" x 4' 3" (2.38m x 1.29m)

Range of fitted wall and floor units with granite worktop surfaces, matching the Kitchen / Breakfast Room. Franke under counter sink unit with soap dispenser and water purifier. Neff integrated dishwasher, microwave and washing machine. Leaded light windows and door to side. Amtico tiled flooring. Inset low level spotlights.



Kitchen / Breakfast Room

Semi Galleried Landing

18' x 10' 1" (5.48m x 3.07m)

Coved cornices. Leaded light windows to front. Access to loft.

Bedroom ONE

22' 2" x 11' 9" plus wardrobes (6.75m x 3.57m)

Hulsta bedroom furniture, supplied by Chaplins of Hatch End. An extensive range fitted wardrobes to two walls with led lighting and central display niche and shelving. Matching fitted drawer units. Leaded light windows to front. Inset low voltage spotlights. Radiator. Door leading to:

Ensuite Bathroom

Modern Italian suite fitted by Axola of Hatch End. Huppe shower enclosure with overhead shower unit and height adjustable shower attachment. Double ended tiled panelled bath with Dorn Bracht mixer tap, hand shower attachment and pop up waste. Low level WC. Vanity wash hand basin with Dorn Bracht mixer tap and pop up waste. Obscure glazed leaded light windows to rear. Tiled walls and flooring. Chrome heated towel rail. Inset low voltage spotlights. Mirror fronted medicine cabinet.

Bedroom TWO

14' plus recess x 12' 2" (4.27m x 3.70m)

Range of fitted wardrobes with matching desk unit. Coved cornices. Leaded light windows to rear. Inset low voltage spotlights. Radiator.

Bedroom THREE

12' 5" x 12' 1" (3.78m x 3.68m)

Range of built-in wardrobes. Coved cornices. Leaded light windows to front. Inset low voltage spotlights. Radiator.

Bedroom FOUR

10' 9" x 10' 1" (3.28m x 3.07m)

(Currently being used as an office). Range of custom made fitted office furniture with twin desk stations, fitted cupboards, shelving and drawer units. Leaded light windows to front. Radiator. Telephone point.

Family Bathroom

Modern Italian suite fitted by Axola of Hatch End. Huppe shower enclosure with overhead shower unit and height adjustable shower attachment. Double ended tiled panelled bath with Dorn Bracht mixer tap, hand shower attachment and pop up waste. Low level WC. Vanity wash hand basin with Dorn Bracht mixer tap and pop up waste. Obscure glazed leaded light windows to rear. Tiled walls and flooring. Chrome heated towel rail. Inset low voltage spotlights. Mirror fronted medicine cabinet. Shelved airing cupboard housing factory lagged hot water cylinder.



Bedroom ONE



Ensuite Bathroom



Family Bathroom

Exterior

Rear Garden

106' (32.28m)

West facing rear garden. Large naturally secluded paved patio with evergreen shrubs borders, gated sized access and outside tap. Steps leading up to large lawn area with mature flower and shrub borders.

Detached Double Width Garage

19' 11" x 16' 10" (6.07m x 5.13m)

Electric up and over door. Power and light. Leaded light windows and door to side. Approached via a large shingle own driveway providing off street parking for numerous cars.



Rear Garden



Rear Patio

Local Authority
London Borough of Harrow.

Tenure
Freehold.

Guide Price **£ 1.5 million**

Viewings
Are strictly by appointment through:

Pulver Carr

349 Uxbridge Road
Hatch End
Pinner
Greater London
HA5 4JN

t: (020) 8421 0107 e: mailbox@pulvercarr.co.uk

- i. All internal measurements have been taken using a laser distance meter and therefore may be subject to a 0.1/3 mm margin of error.
- ii. None of the statements contained in these particulars are to be relied on as statements or representations of fact.
- iii. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify any information for you. Do so particularly if contemplating travelling some distance to view the property.
- iv. Please note that the floor plans are not to scale and are intended as a guide only.

Energy Performance Certificate

Pinetrees, Nugents Park, PINNER, HA5 4RA

Dwelling type: Detached house	Reference number: 8204-7114-8429-1597-5463
Date of assessment: 19 April 2016	Type of assessment: RdSAP, existing dwelling
Date of certificate: 20 April 2016	Total floor area: 226 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,246
Over 3 years you could save	£ 2,157

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 603 over 3 years	£ 321 over 3 years	<div style="background-color: #2ECC71; color: white; padding: 10px; border: 1px solid #0070C0; width: 60px; margin: 0 auto;"> You could save £ 2,157 over 3 years </div>
Heating	£ 5,121 over 3 years	£ 3,372 over 3 years	
Hot Water	£ 522 over 3 years	£ 396 over 3 years	
Totals	£ 6,246	£ 4,089	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

<p style="font-size: x-small;">Very energy efficient - lower running costs</p> <p style="font-size: x-small;">(92 plus) A</p> <p style="font-size: x-small;">(81-91) B</p> <p style="font-size: x-small;">(69-80) C</p> <p style="font-size: x-small;">(55-68) D</p> <p style="font-size: x-small;">(39-54) E</p> <p style="font-size: x-small;">(21-38) F</p> <p style="font-size: x-small;">(1-20) G</p> <p style="font-size: x-small;">Not energy efficient - higher running costs</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; border-right: 1px solid #0070C0;">Current</th> <th>Potential</th> </tr> <tr> <td style="border-right: 1px solid #0070C0; text-align: center; font-size: 24px;">59</td> <td style="text-align: center; font-size: 24px;">78</td> </tr> </table> <p style="font-size: x-small;">The graph shows the current energy efficiency of your home.</p> <p style="font-size: x-small;">The higher the rating the lower your fuel bills are likely to be.</p> <p style="font-size: x-small;">The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p style="font-size: x-small;">The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>	Current	Potential	59	78
Current	Potential				
59	78				

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 399	✔
2 Draught proofing	£80 - £120	£ 156	✔
3 Low energy lighting for all fixed outlets	£240	£ 228	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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PULVER CARR

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