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**ROBERTSON
PHILLIPS**
Estate Agents



Sherington Avenue, Hatch End £625,000



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A Three Double Bedroom semi detached family home situated on the ever-popular Hatch End Park Estate. Local shops, fine dining restaurants, sought after schools (Grimsdayke catchment) and station are all within easy reach. Comprising cloakroom, extended lounge/dining room, fitted kitchen, three bedrooms and bathroom/wc. Benefits include double glazing, garage via own drive and secluded garden. Potential - There is scope to convert the garage and extend the to the front creating a front entrance, kitchen/breakfast room and a downstairs bedroom with shower room and w/c. STPP - Please look at the amended floorplan.



Ground Floor

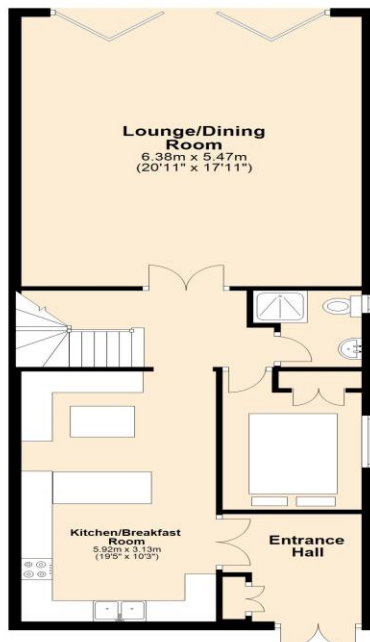
Side entrance, w/c , kitchen and extended lounge area with doors opening out onto the garden.

Garden – Good sized rear garden with patio, mature shrubs and hedges.

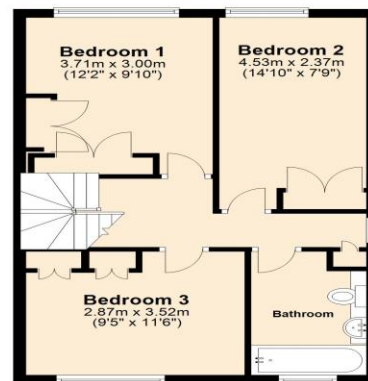
Garage located to the front which could be converted and extended to side to create a front entrance STPP.

See floorplan below.

Ground Floor
Approx. 79.0 sq. metres (850.0 sq. feet)



First Floor
Approx. 46.1 sq. metres (495.8 sq. feet)



Total area: approx. 125.0 sq. metres (1345.7 sq. feet)

First Floor

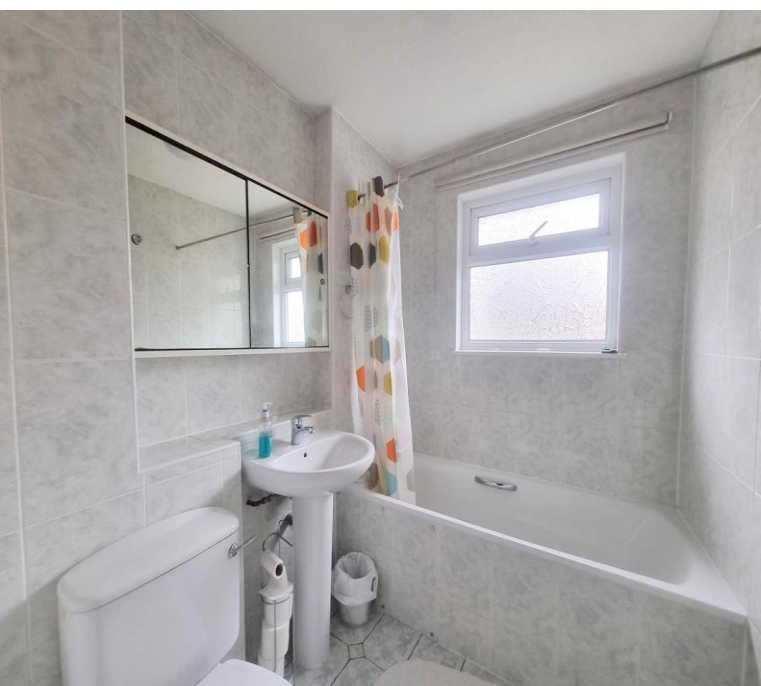
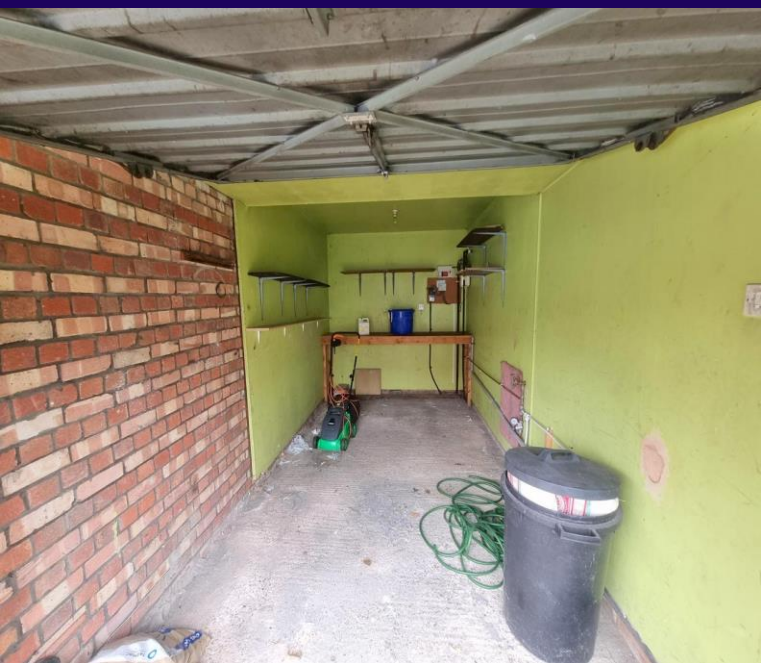
Three good sized double bedrooms all with fitted wardrobes and a family bathroom.

Council Tax Band: F

EPC Rating: C

Tenure: Freehold

Facing: South/east facing rear garden

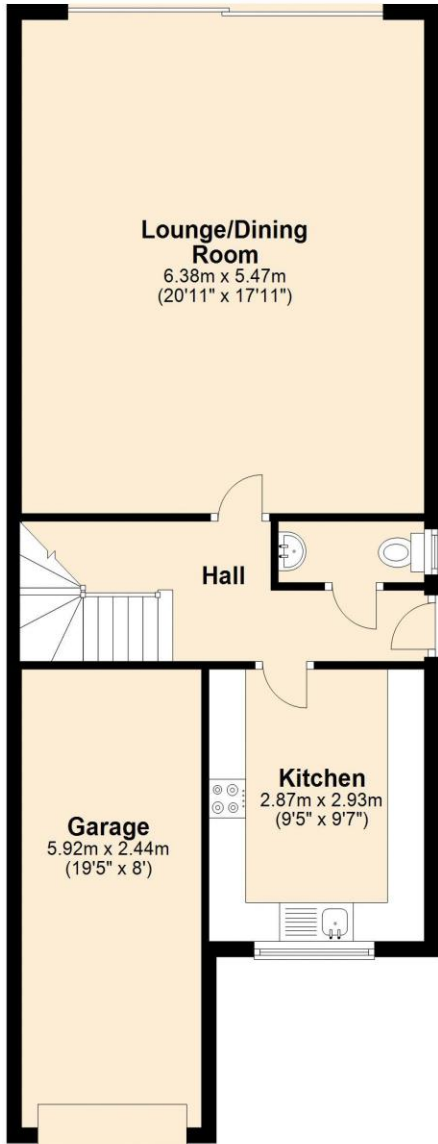


KEY FEATURES:

- Garage
- South/east facing Garden
- Three Double Bedrooms
- W/C
- Driveway parking for two vehicles
- Potential to extend STPP

Ground Floor

Approx. 69.1 sq. metres (743.6 sq. feet)



Lounge/Dining Room
6.38m x 5.47m
(20'11" x 17'11")

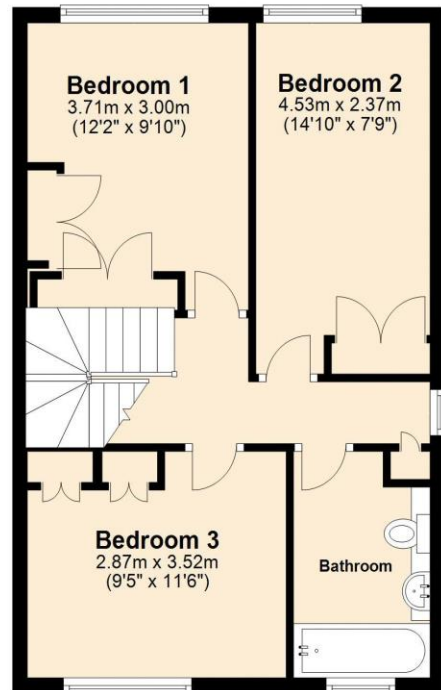
Hall

Kitchen
2.87m x 2.93m
(9'5" x 9'7")

Garage
5.92m x 2.44m
(19'5" x 8')

First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)

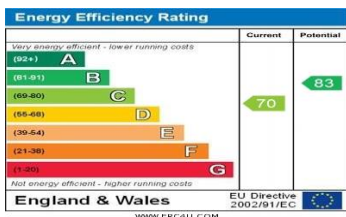


Bedroom 1
3.71m x 3.00m
(12'2" x 9'10")

Bedroom 2
4.53m x 2.37m
(14'10" x 7'9")

Bedroom 3
2.87m x 3.52m
(9'5" x 11'6")

Bathroom



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.