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**ROBERTSON
PHILLIPS**
Estate Agents



Oxhey Lane, Hatch End

Offers in the Region Of
£669,000



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A fantastic opportunity to purchase a well appointed Three Bedroom, semi detached house in Hatch End. The property has been tastefully updated throughout and benefits from having a new heating system, new electrics, remodelled kitchen/diner and living room, new bathroom suite, hard landscaping to the rear of the property and new double glazing throughout.

This is the ideal home for a family looking to move into Hatch End or even people looking to downsize. Local schools, amenities, transport links and the renowned eateries on Hatch End Broadway are all within walking distance.

There is also potential to add a driveway creating space for two vehicle's or even extend to the rear in the future STPP.



Ground Floor Entrance Hall

A new composite front door leads you into an elegant entrance hall with modern panelled wall, chevron laminate flooring, LPD glass doors and led lighting.

Living Room 14' 8" x 11' 5" (4.47m x 3.48m)

A relaxing space to unwind with fire place and feature wall, bay window with custom made blinds, new electrics with the latest USB plug sockets and bespoke fitted quartz window sill and fire place.

Kitchen/Diner 21' 2" x 10' 0" (6.45m x 3.05m)

Fitted with a modern style two tone kitchen incorporating base and tall eye level units, quartz worktops with plenty of counter top space for prepping meals, matching quartz splash backs, oversized fridge freezer, porcelain tiled floor with



underfloor heating, Neff integrated dishwasher, oven, hob and extractor. Utility cupboard with plumbing for washing machine and tumble dryer, aluminium bi-fold doors and window looking out onto the garden.

Bathroom

Newly fitted family bathroom with floor to ceiling porcelain tiles, high spec fittings, wall mounted wash hand basin, wall hung duravit w/c, steel bathtub, glass shower screen and wall mounted shower, porcelain tiled floor with warmup underfloor heating.

Landing

Window to side.

First Floor

Bedroom 1 14' 0" x 10' 10" (4.26m x 3.30m) Spacious bedroom with storage cupboard and window looking out onto fields.

Bedroom 2 14' 0" x 10' 7" (4.26m x 3.22m)

Generous second bedroom with window to rear overlooking the garden and fitted cupboard.

Bedroom 3 8' 11" x 7' 11" (2.72m x 2.41m)

Great sized third bedroom currently being used as a nursery.

Garden

Approximately 85 feet in length and benefitting from a recently fitted sandstone patio spanning the whole width of the property, outdoor lighting, porcelain patio at the rear with storage unit.

Garden Room 13' 4" x 5' 10" (4.06m x 1.78m)

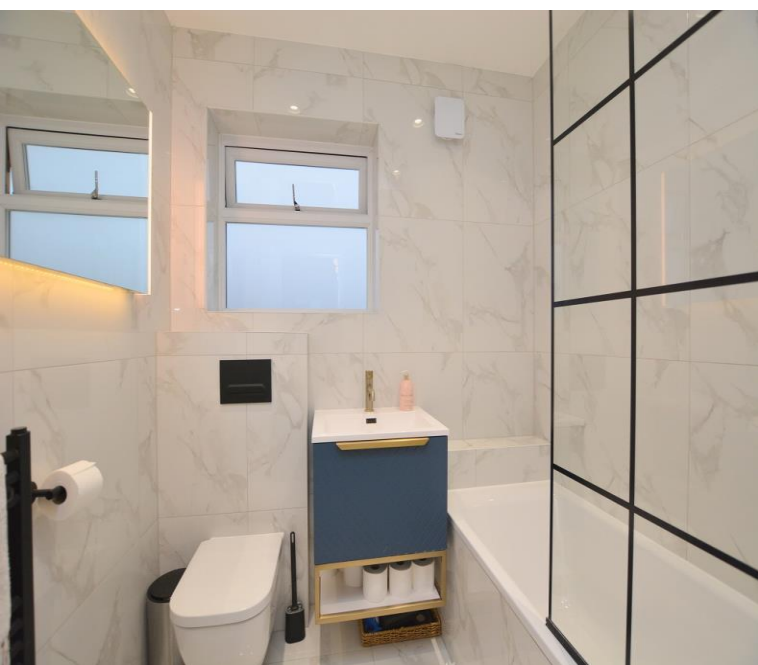
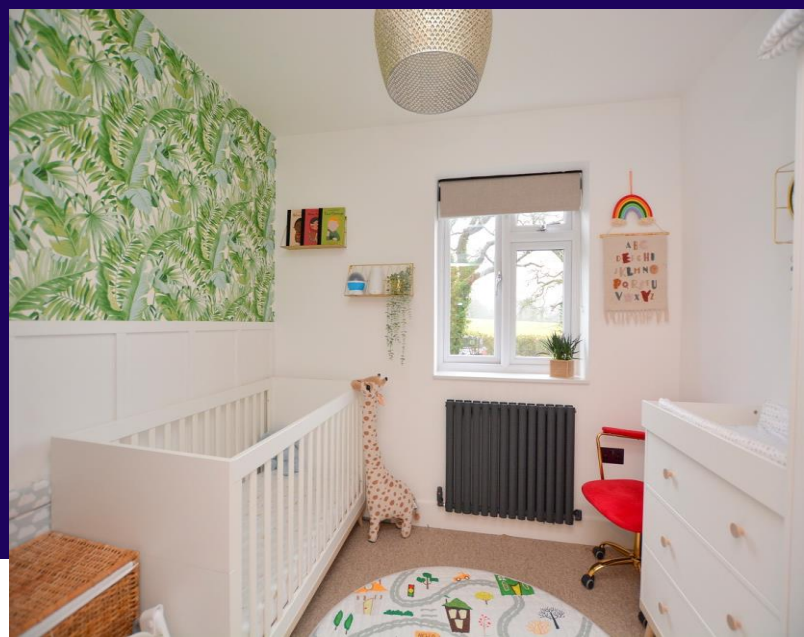
Partly renovated building with aluminium glazing and raised roof, ideal for a garden office and benefitting from having a w/c already plumbed in.

Front garden

Mainly laid to lawn with a pathway leading to the front door. Potential to create a driveway with parking for two vehicle's.

EPC - D

Council Tax Band - E

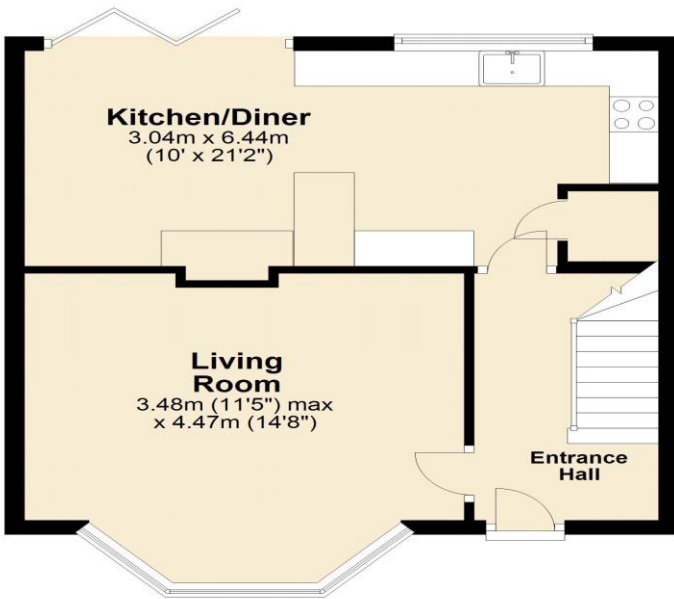


KEY FEATURES:

- Three Bedrooms ● Fitted Kitchen/Diner ● Modern Living Room ● New Bathroom
- New Central Heating System ● New Electrics ● Sandstone Patio ● Porcelain Patio
- Garden Room

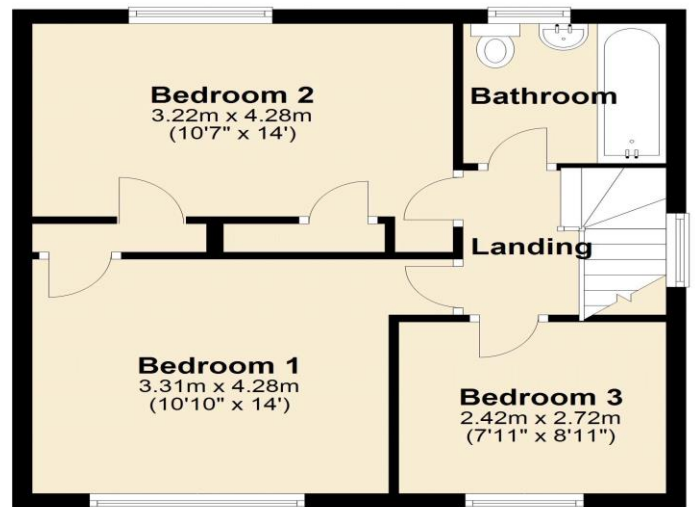
Ground Floor

Approx. 43.3 sq. metres (466.2 sq. feet)



First Floor

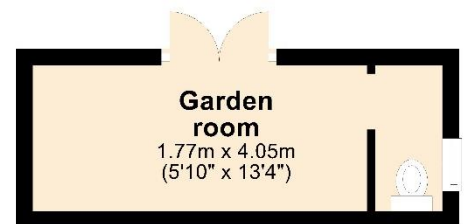
Approx. 42.7 sq. metres (459.7 sq. feet)



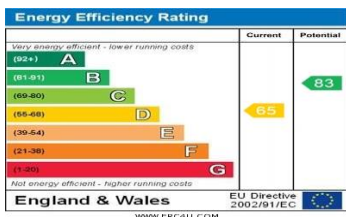
Total area: approx. 86.0 sq. metres (925.9 sq. feet)

Ground Floor

Approx. 8.8 sq. metres (94.5 sq. feet)



Total area: approx. 8.8 sq. metres (94.5 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.