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ROBERTSON
PHILLIPS

Estate Agents



Rowlands Avenue, Hatch End

£975,000



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Situated on one of Hatch End's most sought after residential roads, this Three Bedroom Detached family home located on a wide plot, has so much to offer. A selection of local shops, fine dining restaurants, Tennis Club, Parks, schools and station are all within walking distance. There is ample scope to extend. (subject to planning) Comprising entrance porch, cloakroom, 18' Lounge, dining room, conservatory and kitchen. Upstairs are three generous bedrooms, shower room and separate wc. Features include attractive gardens to front and rear, garage via own drive and further outbuildings. There is no upper chain with this property.



Porch

Double glazed window and double doors to: Entrance Hall

Window to front and under stairs storage cupboard.

Cloakroom

Window to rear. Low level wc and vanity wash hand basin.

Lounge 18' 4" x 11' 2" (5.58m x 3.40m)

Double glazed leaded light bay window to front and window to side. Sliding doors to:

Dining Room 10' 0" x 9' 10" (3.05m x 2.99m)

Double doors to:

Conservatory 11' 7" x 6' 8" (3.53m x 2.03m)

Double doors to garden.



Kitchen 10' 3" x 9' 10" (3.12m x 2.99m)

Double glazed window to rear, cupboard housing boiler. Fitted units with inset sink, plumbing for washing machine, space for cooker, door to dining room. Access to covered area.

Covered area

Doors to store room and garage.

Store Room

Window to side.

Workshop

Window to rear.

Garage 16' 10" x 9' 0" (5.13m x 2.74m)

Window to side and door to rear. Up and over door to front. Electric and gas meters, power and light.

Landing

Window to front, airing cupboard and loft access.

Bedroom One 16' 1" x 11' 5" (4.90m x 3.48m)

Double glazed leaded light windows to front and side, range of fitted wardrobes.

Bedroom Two 14' 2" x 9' 5" (4.31m x 2.87m)

Window to rear, vanity unit and fitted wardrobes.

Bedroom Three 12' 10" x 7' 10" (3.91m x 2.16m)

Window to rear, spacious storage cupboard.

Shower Room

With tiled shower enclosure, vanity wash hand basin with half tiled walls and heated towel rail, window to rear.

Separate WC

Window to rear. Low level wc.

Garden Approx 116 0" (33.50m)

Attractive gardens to front and rear, large decking area, garden tap and side access to both sides.

Parking via own drive for several cars.

Council Tax Band: G

EPC Rating:

Tenure: Freehold

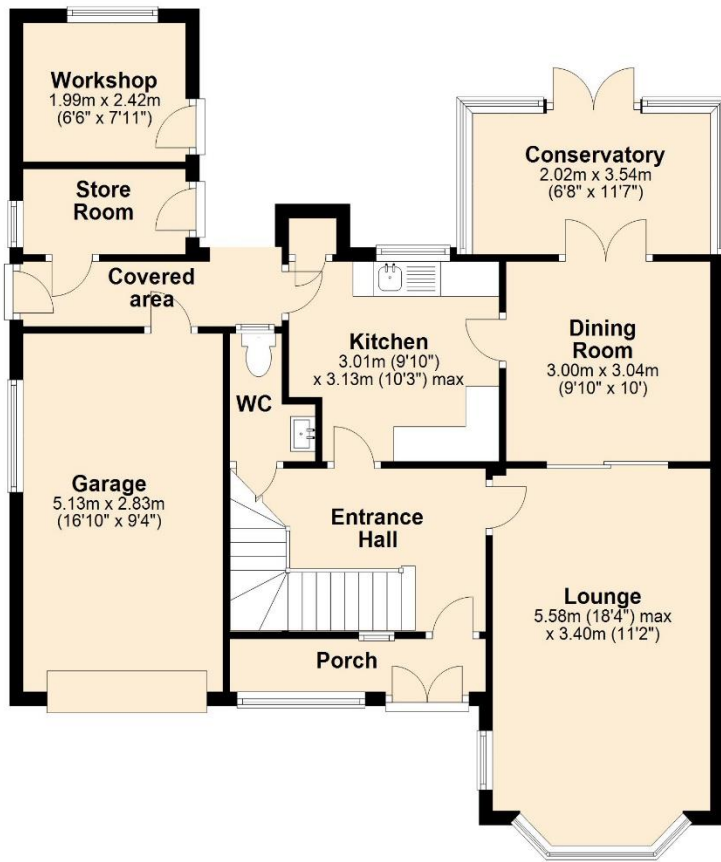


KEY FEATURES:

- Lovely gardens to front and rear ● 18' Lounge ● Dining Room ● Conservatory ● Garage via own drive ● Scope to extend. (stpp)
● No Upper Chain ●

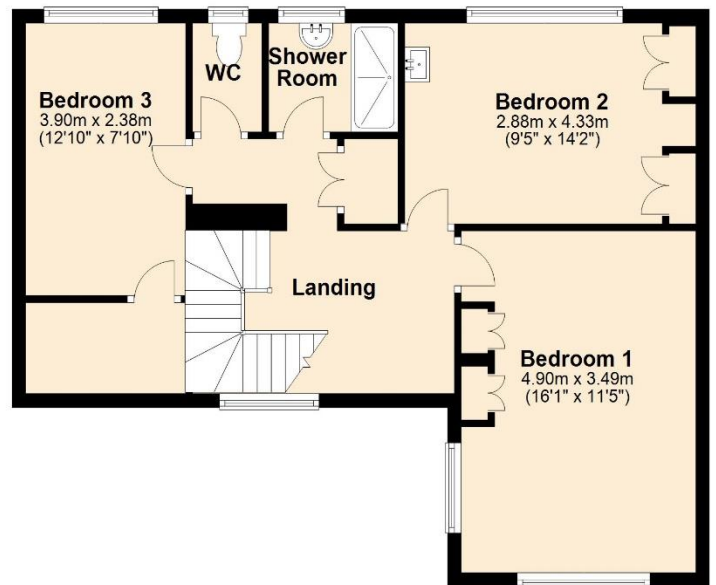
Ground Floor

Approx. 85.1 sq. metres (916.0 sq. feet)

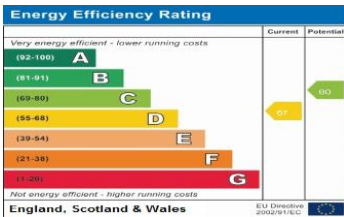


First Floor

Approx. 61.2 sq. metres (659.0 sq. feet)



Total area: approx. 146.3 sq. metres (1574.9 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.