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**ROBERTSON
PHILLIPS**
Estate Agents



Thornton Grove, Hatch End

£1,850,000



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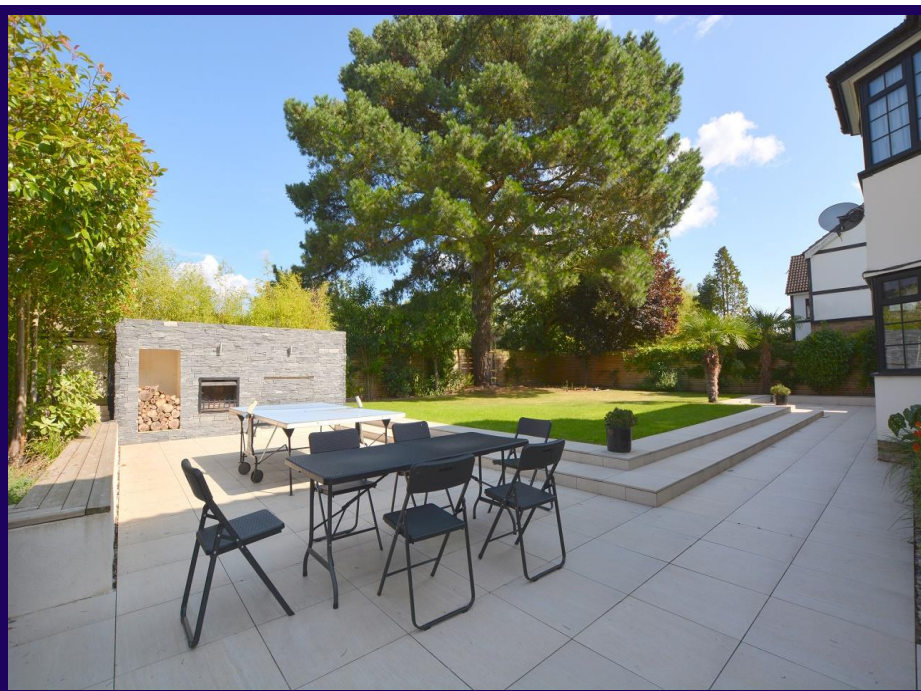
A superb family home, built by Walter Henry Cable in the 1920s, positioned in a prime location within walking distance to Hatch End's many amenities which include an array of renowned eateries, bars, shops, supermarkets, schools, and Hatch End overground station. Links to the M1 and M25 motorways are also close by.

This elegant looking Art Deco style residence really is impressive, approached via a carriage drive with parking for several cars, this property boasts many attractive features including critical style double glazing, high security front door, carriage drive, garage, five double bedrooms, three bathrooms, landscaped garden with porcelain tiled patio and potential to extend further.

Upon entering you are welcomed by a spacious entrance hall, cloak room and coat closet, double aspect lounge with French doors opening onto the garden, family snug/movie room and a split level breakfast/dining room opening to a fully fitted kitchen, fantastic for entertaining guests. To the first floor there is a principal suite and dressing room fitted with Interlubke wardrobes from Chaplins, Three further bedrooms, family bathroom, shower room and separate wc. The second floor offers the opportunity to have a totally separate guest suite comprising bedroom, dressing room and independent bathroom.

The outside rear of the property is perfect for entertaining guests with an expansive porcelain patio, seating area, barbeque, water feature and open fireplace built into a feature slate wall. There are also two storage units, a lawn area, mature shrubs, and side access.

Planning permission has been granted to extend to both ends of the property. Upon viewing, you will be supplied with a copy of the plans.



Ground Floor WC

Recently fitted with window to side, vanity wash hand basin, fully tiled walls and low-level WC.

Entrance Hall

Spacious welcoming entrance hall with open staircase.

Lounge 22' 4" x 18' 2" (6.80m x 5.53m) max.

Double aspect room with double doors to garden and door to:

Family Room 15' 5" x 15' 3" (4.70m x 4.64m)

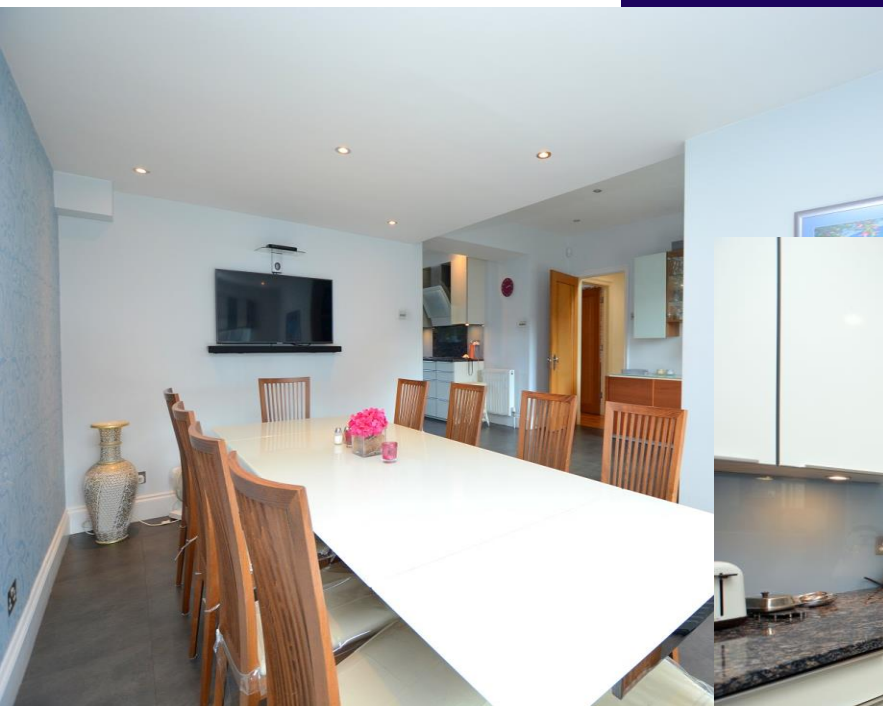
Bay window overlooking garden.

Breakfast Area 9' 5" x 9' 5" (2.87m x 2.87m)

Window to front, wall mounted cabinets and step down to:

Dining Room 15' 9" x 8' 10" (4.80m x 2.69m)

Window to front.



Kitchen 15' 5" x 8' 6" (4.70m x 2.59m)

Range of fitted German units with granite worktops and inset sink. Double oven, five ring gas hob with Gutman extractor hood, Miele dish washer, space for fridge/freezer, plumbing for washing machine. Window to rear and door to garden.

First Floor

Landing

Window to front, large storage cupboard.

Bedroom One 14' 8" x 14' 7" (4.47m x 4.44m) plus bay.

Impressive room with bay window overlooking garden, opening to:

Dressing Area 11' 9" x 11' 10" (3.58m x 3.60m)

Excellent bespoke range of fitted Interlubke wardrobes from Chaplins with ample storage, windows to rear and side.

Bedroom Two 12' 6" x 8' 8" (3.81m x 2.64m)

Window to front, fitted wardrobes.

Shower Room

Tiled shower enclosure, vanity wash hand basin, fully tiled walls and low-level WC.

Bedroom Three 11' 10" x 8' 9" (3.60m x 2.66m)

Window to rear, fitted wardrobes and chests.

Bedroom Four 10' 7" x 9' 6" (3.22m x 2.89m)

Currently used as a study with fitted desk and cupboards.

Windows to front and to side.

Bathroom

Bath with folding glass screen, vanity wash hand basin, window to front, airing cupboard.

Separate WC

Window to side. Low level wc.

Lobby, Window to rear, stairs to 2nd floor.

Bedroom Five 16' 8" x 13' 8" (5.08m x 4.16m)

Window to rear, door to:

Dressing Area 13' 9" x 11' 2" (4.19m x 3.40m)

Skylight window to side, fitted cupboards and hanging space.

Bathroom

Bath with independent shower, vanity wash hand basin, half tiled walls and low-level WC, fitted cupboards and window to side.

Outside front: Carriage drive, mature hedges and shrubs, access to garage and side.

Outside rear : Two storage units, porcelain patio, outdoor fireplace, water feature, lawn and mature shrubs.

Council Tax Band: H

EPC Rating: To be confirmed

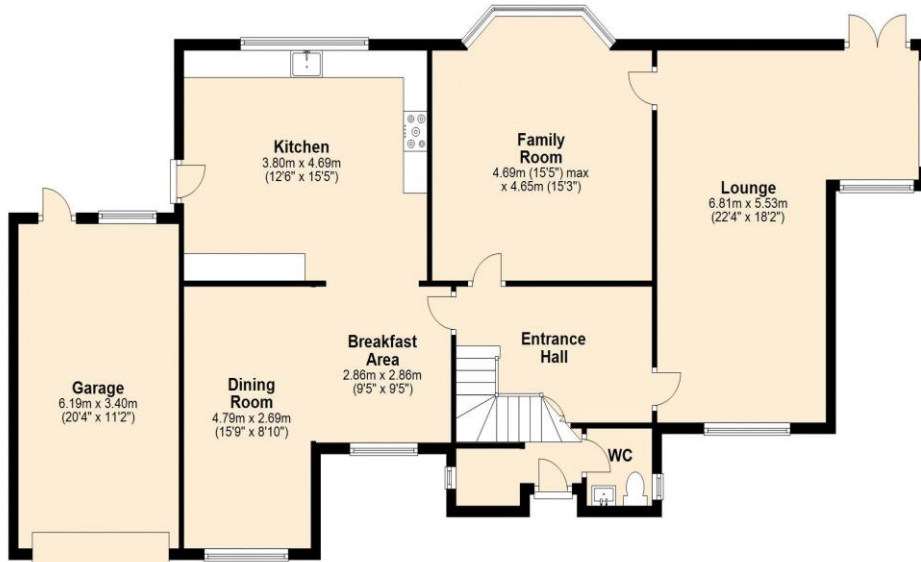
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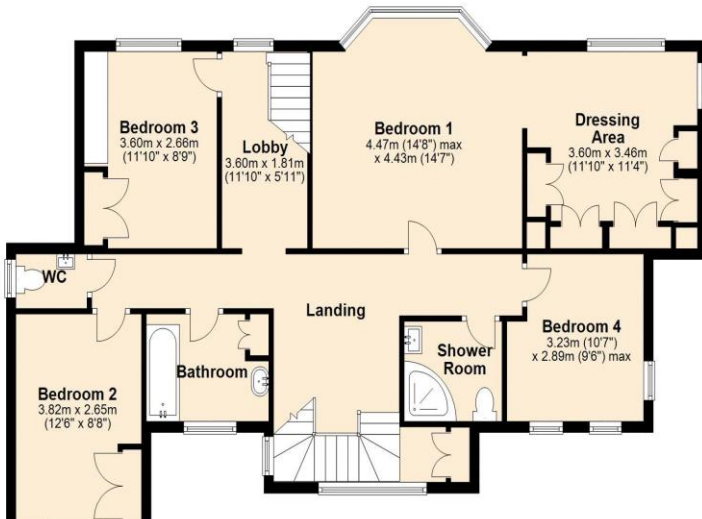
KEY FEATURES:

- Impressive Detached Residence
- Five Bedrooms
- Three Reception Rooms
- Three Bathrooms
- Kitchen/Diner
- Landscaped Garden
- Carriage Drive
- Garage

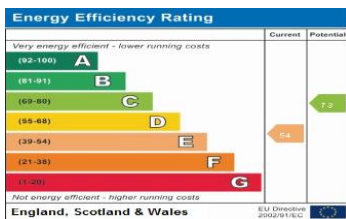
Ground Floor
Approx. 131.2 sq. metres (1412.6 sq. feet)



First Floor
Approx. 101.3 sq. metres (1090.7 sq. feet)



Second Floor
Approx. 49.8 sq. metres (536.0 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.