

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8421 4847

E-mail : lettings@robertsonphillips.co.uk

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



ROBERTSON
PHILLIPS

Est. 1991

Albury Drive, Hatch End

£2,750 P.C.M

Key Features include:

- Four Double Bedrooms
- Detached
- Gas Central Heating
- Double Glazing
- Attractive Gardens
- Garage Via Own Drive
- Off Street Parking
- Unfurnished

Property Overview:

Positioned within equal distance to Pinner and Hatch End, this spacious FOUR DOUBLE bedroom detached house is within walking distance to Pinner Hill School and benefits from a garage via own drive with off street parking.
UNFURNISHED

Accommodation:

Porch

Window to side, two windows to front, window to rear and door to:-

Entrance Hall

Fitted carpet, stairs, door to:-

Downstairs Cloakroom

Window to side, vanity wash hand basin with cupboards under, mirror, low-level flush WC, tiled splashback and vinyl flooring.

Lounge Area 17' 9" x 12' 5" (5.41m x 3.78m)

Bay window to front, curtains, fitted carpet open plan to dining area and double doors to kitchen.

Dining Area 12' 5" x 5' 8" (3.78m x 1.73m)

Three windows to side, two windows to rear, fitted carpet, double door to garden and single door to kitchen/breakfast area.

Kitchen/Breakfast Room 15' 8" x 10' 9" (4.77m x 3.27m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer, mixer tap, fridge/freezer, dishwasher, washing machine, eye level electric fan assisted oven, four ring gas hob with extractor hood over, eye level grill, two windows to rear, window to side, vinyl flooring and door to side access leading to rear garden.

Landing

Door to:

Bedroom 1 12' 8" x 12' 7" (3.86m x 3.83m)

Window to front, curtains and fitted carpet.

Bedroom 2 12' 4" x 11' 5" (3.76m x 3.48m)

Window to front, newly fitted carpet and curtains.

Bedroom 3 12' 2" x 9' 5" (3.71m x 2.87m)

Window to rear, curtains and newly fitted carpet.

Bedroom 4 11' 0" x 9' 7" (3.35m x 2.92m)

Window to rear, newly fitted carpet, curtains and range of fitted wardrobes.

Bathroom

Fitted with three piece shell style suite with deep panelled bath, built in shower above, shower curtain, pedestal wash hand basin, low-level flush WC, tiled surround, two windows to rear and heated towel rail.

Garage

Window to side, door from side access and up and over door to front via own driveway.

Council Tax Band: G **EPC Rating: C**



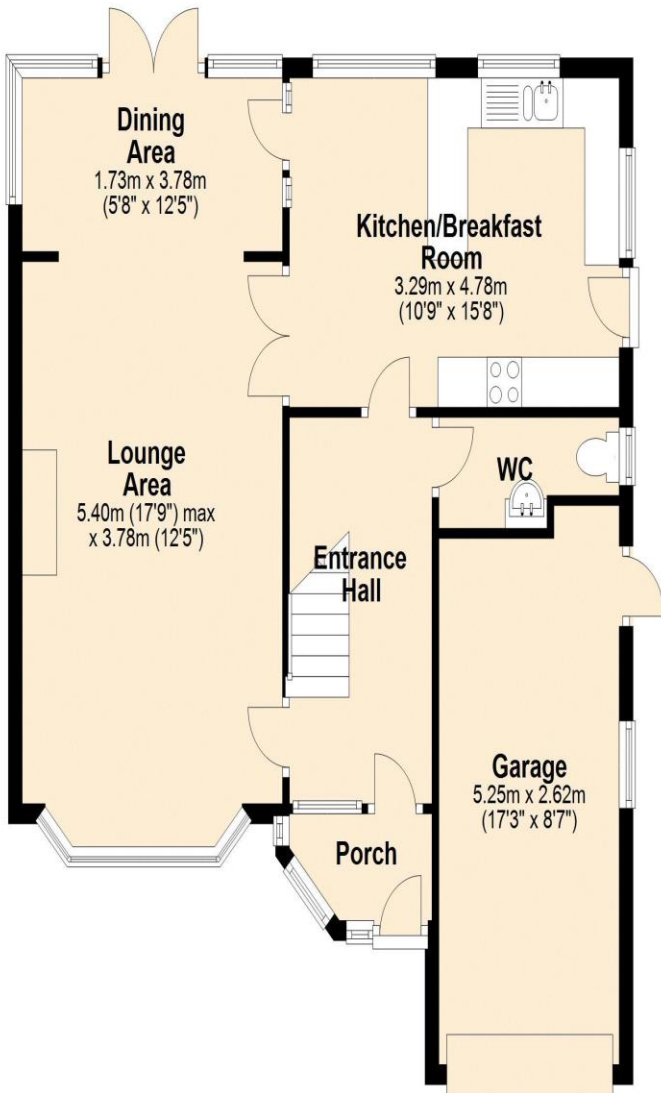


To arrange a viewing call:
020 8421 4847

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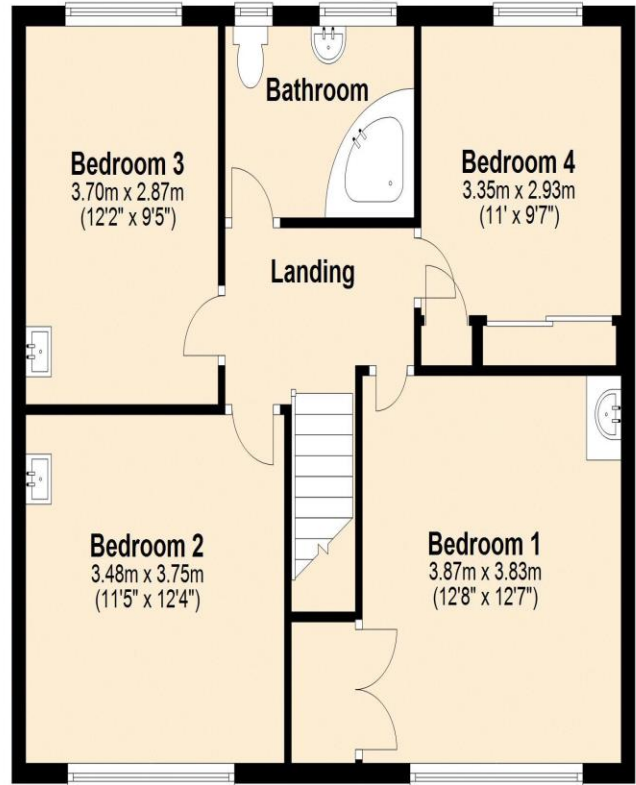
Ground Floor

Approx. 72.2 sq. metres (777.4 sq. feet)



First Floor

Approx. 63.5 sq. metres (684.0 sq. feet)



Total area: approx. 135.8 sq. metres (1461.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	83
		EU Directive 2002/91/EC	

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.