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**ROBERTSON
PHILLIPS**
Estate Agents



Park View, Hatch End



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A charming Four Bedroom semi detached family home situated in one of Hatch End's most sought after roads. A selection of local shops, fantastic eateries, schools and station are all within easy reach. Comprising original panelled entrance hall, cloakroom/utility, lounge, dining room and fitted kitchen leading to breakfast area. Upstairs are four generous bedrooms, family bathroom and separate shower. There is off street parking for multiple vehicles via own drive and a garage positioned to the rear/side of the property. Features include a stylish through lounge with feature fireplaces, reclaimed solid wood flooring and ornate cornices. The rear garden has been landscaped and has a large rockery including a water feature and slate patio area perfect for entertaining and backs onto a large wooded area with green space, ideal for children to explore and play. Potential; It is possible to extend to the side and loft area creating a four bedroom four bathroom family home. STPP



Ground Floor

Porch

Two windows to front, window to side, door to: Entrance Hall
Leaded light window to front and side with stained glass.

WC/Utility

Obscure window to side, wall mounted wash hand basin and low-level WC. Space for washing machine and tumble dryer.

Lounge/Diner 16' 10" x 12' 4" (5.13m x 3.76m)

Stunning through lounge with leaded light bow window to front, open fireplace by Thomas Jeckll with Italian marble surround, reclaimed wooden flooring and ornate cornices.



Lounge/Diner 17' 5" x 11' 6" (5.30m x 3.50m)

Bay window to rear, Italian marble fireplace with wood burning stove with glass door and antique cast-iron internal surround, reclaimed wooden flooring and ornate cornices. Double doors opening onto a patio area.

Kitchen 15' 4" x 8' 0" (4.67m x 2.44m)

Fitted with a matching range of base and eye level units with single drainer sink with mixer tap, open plan to breakfast room.

Breakfast Area 3.12m (10'3") x 2.83m (9'3")

Lovely room with plenty of windows to sit and admire the garden whilst eating breakfast.

First Floor

Bathroom

Panelled bath with hand shower attachment and mixer tap, vanity wash hand basin with storage under, mixer tap and half tiled walls and low-level WC, heated towel rail, extractor fan, shaver point, obscure window to side.

Shower Room

Tiled shower enclosure with folding glass screen fully tiled walls, obscure window to side.

Bedroom 1 16' 5" x 14' 2" (5.00m x 4.31m)

A warm and inviting bedroom with leaded light bow window to front, natural sanded floorboards and gas fireplace.

Bedroom 2 15' 7" x 11' 0" (4.75m x 3.35m)

Another spacious double bedroom with leaded light window to rear overlooking the garden.

Bedroom 3 14' 2" x 9' 4" (4.31m x 2.84m)

Small double bedroom with leaded light window to rear overlooking the garden.

Bedroom 4 12' 5" x 6' 2" (3.78m x 1.88m)

Single bedroom with leaded light box window to front. (Would make a fantastic en-suite/ dressing room.)

Garage 21' 5" x 9' 3" (6.52m x 2.82m)

Good sized garage ideal for family storage.

Driveway

Gravel driveway with small retaining wall a range of mature shrubs and parking for multiple vehicles.

Rear Garden 80' 0" x 0' 0" (24.37m x 0.00m)

Beautiful garden approximately 80ft mainly laid to lawn with trees & shrubs, recently landscaped with a raised and extended patio, 30ft water feature with running stream, dorset stone walls and new fences. Backing onto an additional plot to the rear of the garden tended by the client, rented from the council for approximately £90 p/a. Currently used as an extension of the garden.

Council Tax Band: F

EPC Rating: F

Tenure: Freehold

Facing: East



KEY FEATURES:

- Four Bedrooms ● Two Receptions ● Fitted Kitchen ● Family Bathroom ● Shower Room ● Stunning Features ● Close to Amenities, Transport & Grimsdyke School ● Garage ● Driveway



Total area: approx. 166.7 sq. metres (1794.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	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			
EU Directive 2002/91/EC		51	75
England & Wales			



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.