

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Albury Drive, Hatch End

£2,695.00 P.C.M

Key Features include:

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

Property Overview:

Positioned within equal distance to Pinner and Hatch End, this spacious and much improved **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, laminate flooring 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, laminate flooring, 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, wood laminate 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, carpet and curtains.

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

Window to rear, curtains and fitted carpet.

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

Window to rear, 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



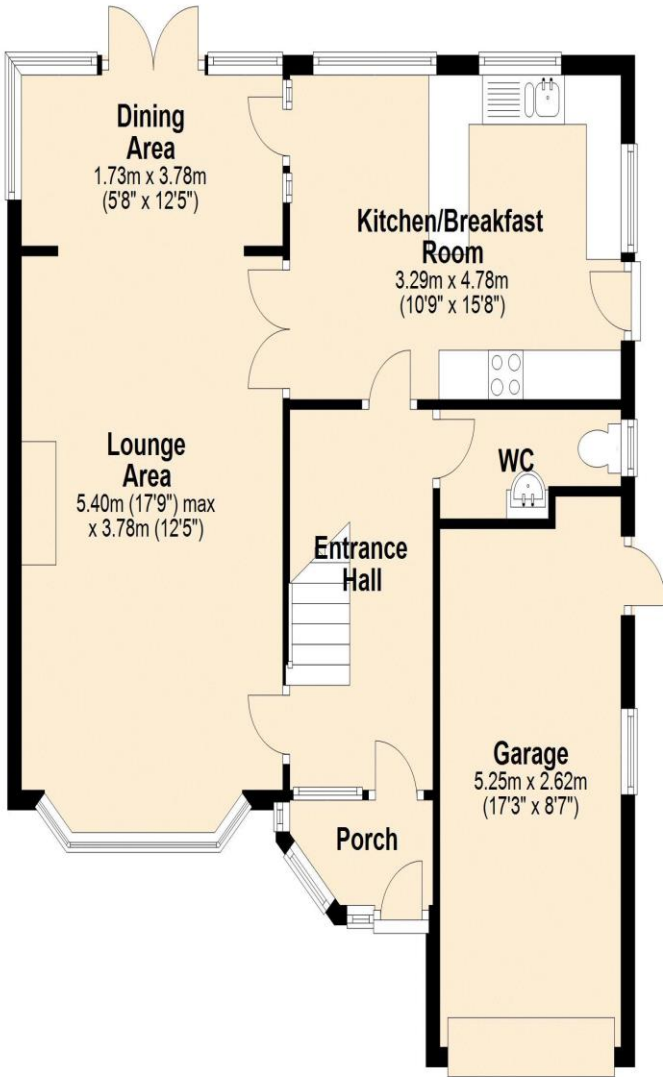


To arrange a viewing call:
020 8421 4847

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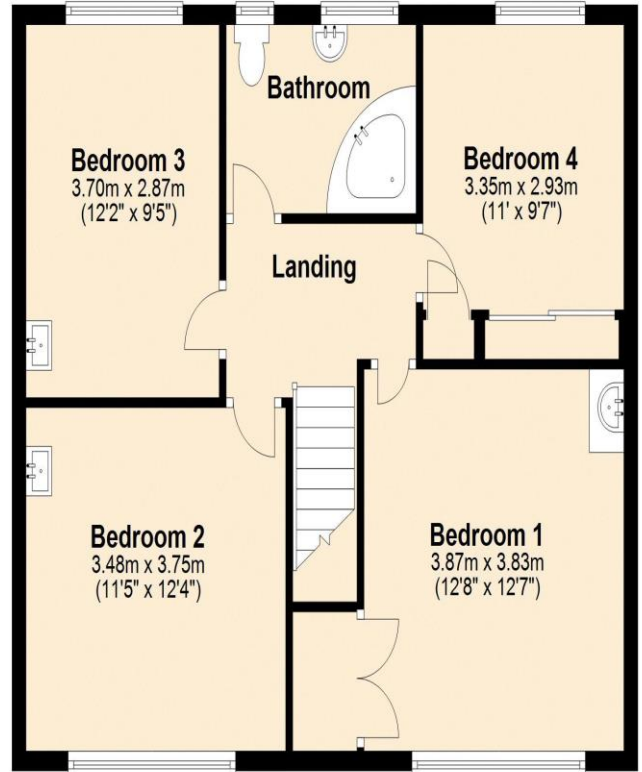
Ground Floor

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			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		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.