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ROBERTSON
PHILLIPS

Estate Agents



Kennedy Close, Hatch End

Offers in the Region Of
£1,199,999



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Attractive well decorated Four Bedroom, Two Bathroom Detached family home situated in a select close. Hatch End Broadway is the nearest shopping area offering a selection of local shops, fine dining restaurants, sought after schools and station. The accommodation comprises entrance hall, cloakroom, double aspect lounge, dining room, fitted kitchen/breakfast room and utility. Upstairs is a spacious master bedroom with en-suite bathroom, three further bedrooms and bathroom. Features include double glazing, double garage with parking and delightful secluded garden with paved patio area and ornamental water feature. There is no upper chain with this property.



Entrance Hall

Storm porch leading to front door with obscure double glazed window to front. Entrance hall with under stairs cupboard and cloaks cupboard.

Cloakroom

Obscure double glazed window to front. Corner wash hand basin and wc. Fully tiled walls and heated towel rail.

Lounge 24' 7" x 12' 10" (7.49m x 3.91m)

Elegant lounge with double glazed bow window to front, double glazed double doors to garden and feature fireplace.

Dining Room 14' 6" x 9' 8" (4.42m x 2.94m)

Double glazed double doors to garden.

Kitchen/Breakfast Room 14' 6" x 12' 0" (4.42m x 3.65m)

Fitted with a matching range of base and eye level units with glass splash backs, stainless steel sink with drinking water tap. Integrated fridge, freezer, dishwasher, water softener, double oven, ceramic hob with extractor hood. Tiled floor with



underfloor heating and door to side access.
Utility 6' 10" x 4' 8" (2.08m x 1.42m)
Obscure double glazed window to side. Plumbed for washing machine and dryer, inset sink and wall mounted Vaillant boiler.

Landing
Double glazed window to front, small storage cupboard and loft access.

Bedroom One 15' 7" x 14' 7" (4.75m x 4.44m)
Superb very spacious bedroom with double glazed window to rear, fitted wardrobes and door to:

En-suite Bathroom
With bath, vanity wash hand basin and low-level WC. Fully tiled walls, heated towel rail and obscure double glazed window to front.

Bedroom Two 14' 7" x 12' 5" (4.44m x 3.78m)
Double glazed window to rear.

Bedroom Three 14' 7" x 7' 3" (4.44m x 2.21m)
Double glazed window to rear and fitted wardrobes.

Bedroom Four 9' 6" x 9' 0" (2.89m x 2.74m)
Double glazed window to front.

Bathroom
Sculptured bath with shower and glass screen, vanity wash hand basin, fully tiled walls and low-level WC. Heated towel rail and obscure double glazed window to front.

Garden Approx. 50' 0" x 35' 0" (15.23m x 10.66m)
Attractive gardens to front and rear. Two side gates, water feature with fountain, raised decking area, lawn and selection of mature shrubs and planting.

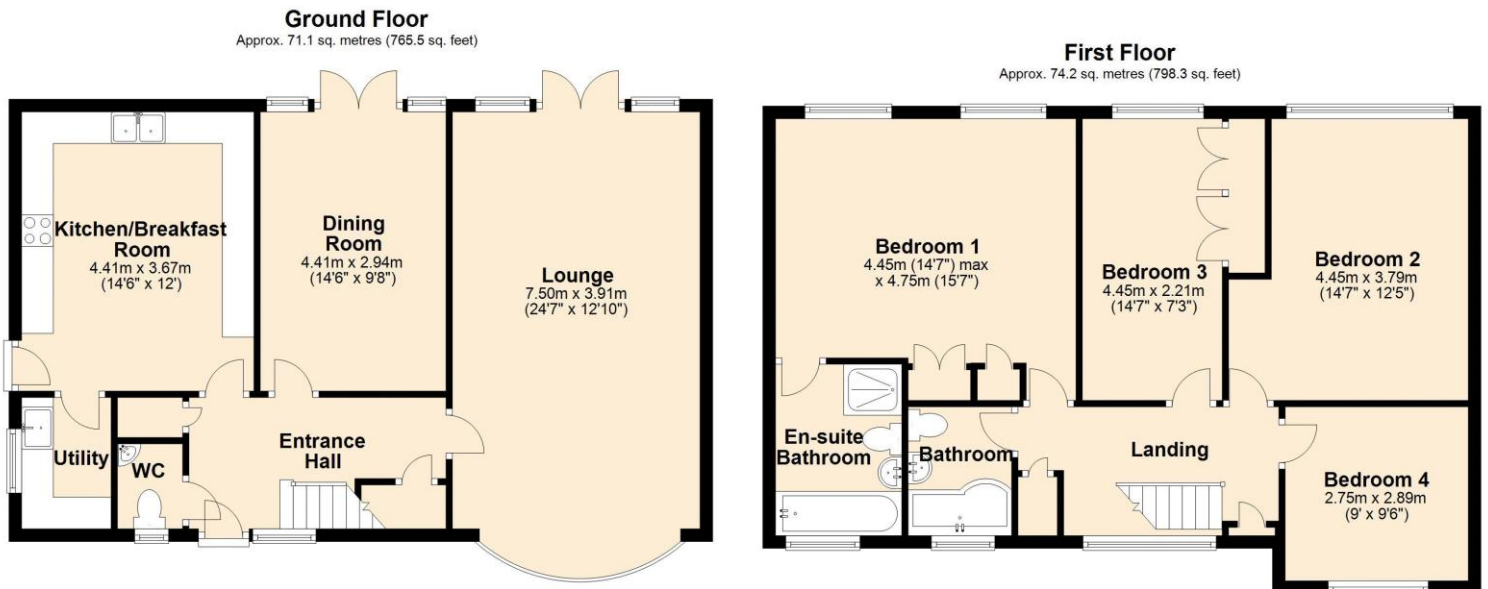
Double Garage 17' 6" x 15' 6" (5.33m x 4.72m)
Detached double garage with remote up and over door, window and rear door, power and light. Parking via own drive.

Council Tax Band: G
EPC Rating: C
Tenure: Freehold

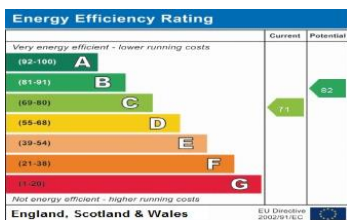


KEY FEATURES:

- Four Bedrooms
- Double aspect Lounge
- Dining Room with doors to garden
- Fitted Kitchen/Breakfast Room
- En-suite Bathroom
- Utility Room
- Double Garage
- No Upper Chain



Total area: approx. 145.3 sq. metres (1563.8 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.