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**ROBERTSON
PHILLIPS**
Estate Agents



Woodridings Avenue, Hatch End Guide Price £875,000



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A Three Bedroom Detached Bungalow located in a delightful position with superb views over greenbelt farmland, yet only a few minutes away from high street shops, fine dining restaurants, sought after schools, bus routes and station. This is a property which could be transformed into a stylish family home with the possibility to extend via garage and rear. (stpp)

Comprising entrance hall, lounge overlooking garden, fitted kitchen, three bedrooms, bathroom and separate wc. There is a garage with parking via own drive and an additional section of garden currently rented via the council. The property is in need of full refurbishment.



Porch
Entrance Hall
Storage cupboard and loft access.
Bedroom One 14' 5" x 13' 5" (4.39m x 4.09m)
Double glazed bay window to front.
Bedroom Two 11' 8" x 9' 6" (3.55m x 2.89m)
Double glazed window to front.
Bedroom Three 13' 5" x 8' 2" (4.09m x 2.49m)
Double glazed window to side.
Bathroom
Panelled bath with hand shower attachment, pedestal wash hand basin, bidet and low-level WC. Part tiled walls, heated towel rail and obscure double glazed window to side.



Separate WC

Obscure double glazed window to side, vanity wash hand basin, part tiled walls and low-level WC.

Lounge/Diner 17' 3" x 14' 2" (5.25m x 4.31m) into bay.

Double glazed bay windows with double doors to garden. Feature stone fireplace with electric fire, opening to:

Kitchen 11' 3" x 8' 4" (3.43m x 2.54m)

Double glazed windows to rear and door to side. Fitted wall and base units with inset sink, electric oven and gas hob. Space for fridge/freezer and plumbing for washing machine.

Garage

Attached garage with double glazed window and door to rear, gas and electric meters, power and light, double doors to front with own drive.

Garden

Potential to be a lovely place to relax with views over farmland. An additional section can be rented from the council at a minimal cost. Side access.

Council Tax Band F

Freehold

EPC Rating ..

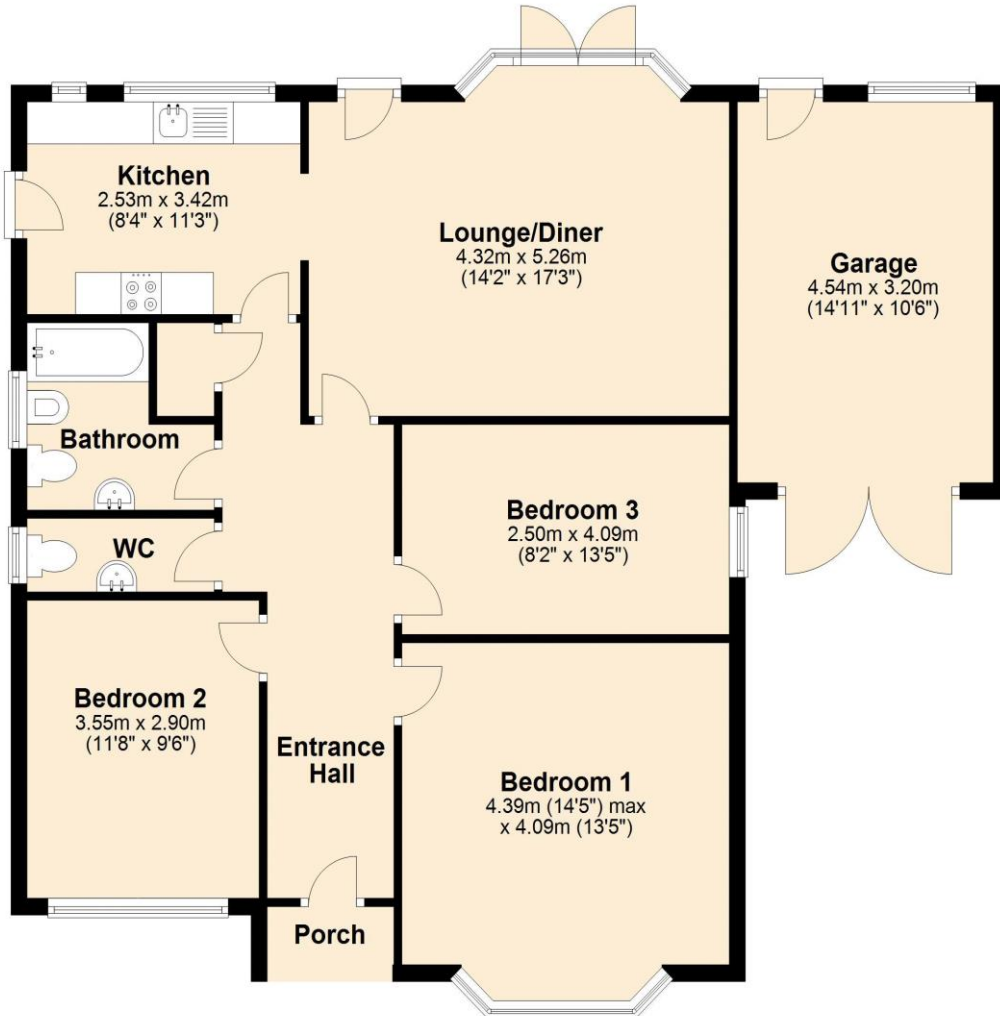


KEY FEATURES:

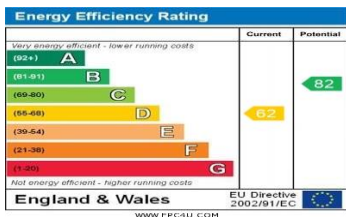
- Three Bedrooms
- Spacious Lounge/Diner
- Bathroom & separate wc
- Fitted Kitchen
- Garage via own drive
- Garden overlooking fields
- No Upper Chain
- Refurbishment required

Ground Floor

Approx. 103.5 sq. metres (1114.3 sq. feet)



Total area: approx. 103.5 sq. metres (1114.3 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.