

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Grimsdyke Road, Hatch End**

**£2,900 P.C.M**

**Key Features include:**

- Three/Four Bedrooms
- Semi Detached
- Two Bathrooms
- Newly Refurbished Throughout
- Underfloor Heating
- New Double Glazing
- Water Softener
- Karndean Flooring To First Floor
- New Boiler
- Unfurnished

# Property Overview:

Discover this stunningly refurbished family home that seamlessly blends contemporary elegance with comfortable living. Positioned in one of Hatch End's sought after roads within a short walk to the popular High Street, overground station allowing swift access into Central London and Grimsdyke Primary off-sted outstanding school. **UNFURNISHED**

## Accommodation:

### Porch

Window to front, door to:-

### Entrance Hall

Storage cupboard under stairs, porcelain flooring with underfloor heating, open plan to Living Area/Kitchen, door to:-

### Dining Room/Bedroom Four 12' 4" x 11' 6" (3.76m x 3.50m)

Bay window to front, shutters, porcelain tiled flooring with underfloor heating

### Living Area/Kitchen 25' 4" x 20' 0" (7.72m x 6.09m)

Porcelain tiled flooring with under floor heating, German Hacker newly installed kitchen with wall and base level units with stone worktop, integrated appliances including fridge, freezer, dishwasher, electric induction hob, eye level fan assisted oven, microwave, skylight, window to rear, 1.2m pane bi-fold doors leading to patio and lawn.

### Shower Room

Newly installed suite comprising of low level flush WC, wall hung wash hand basin with black stylish mixer tap, adjustable LED mirror over, window to side, fully tiled, heated towel rail and double length shower enclosure with shelf, shower attachment and rain drop shower head.

### Utility Room 6' 2" x 4' 7" (1.88m x 1.40m)

Fitted with matching base and wall level units with stone work top over, stainless steel sink, water softener, space for washing machine, wall mounted concealed combination boiler and window to side.

### Landing

Three original stained windows with double glazing to side, karndeian flooring and skylight.

### Principal Bedroom 11' 4" x 10' 6" (3.45m x 3.20m)

Window to front, shutters and karndeian flooring.

### Bedroom 2 11' 3" x 10' 6" (3.43m x 3.20m)

Window to rear, shutters and karndeian flooring.

### Bedroom 3 9' 5" x 8' 5" (2.87m x 2.56m)

Skylight, window to side and karndeian flooring.

### Bathroom

Luxury suite including bath with built in rain drop shower head over, separate hand held attachment, glass screen, wall hung wash hand basin with adjustable LED mirror over, low level flush WC, Window to side, fully tiled and heated towel rail.

### Outside

Unrestricted parking to front, front and rear gardens, newly laid patio, security lights, lawn area and shed.

**Council Tax Band: E    EPC Rating: TBC**



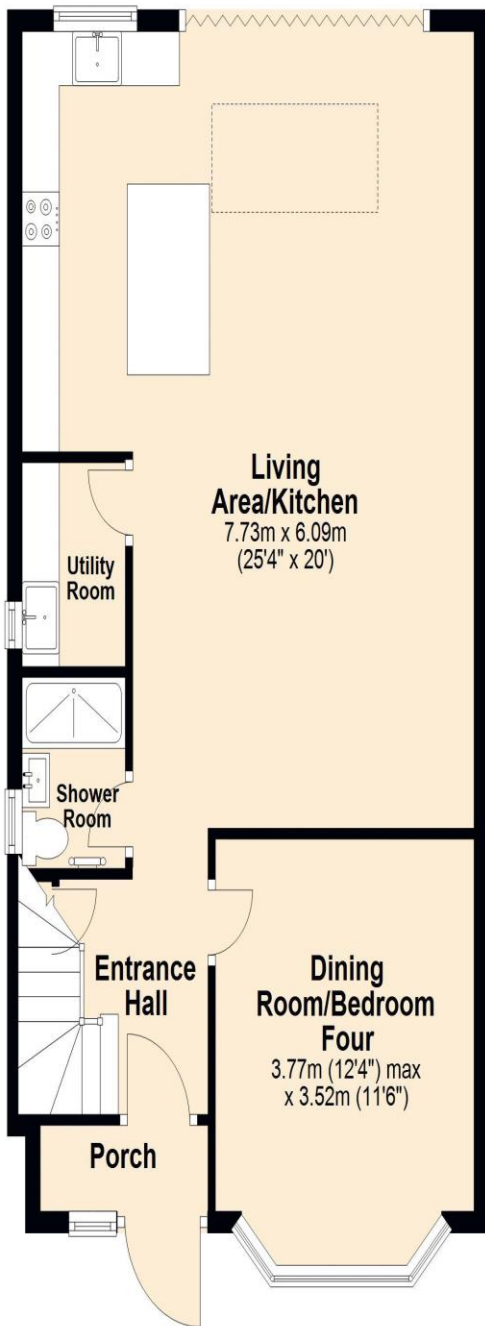


To arrange a viewing call:  
**020 8421 4847**

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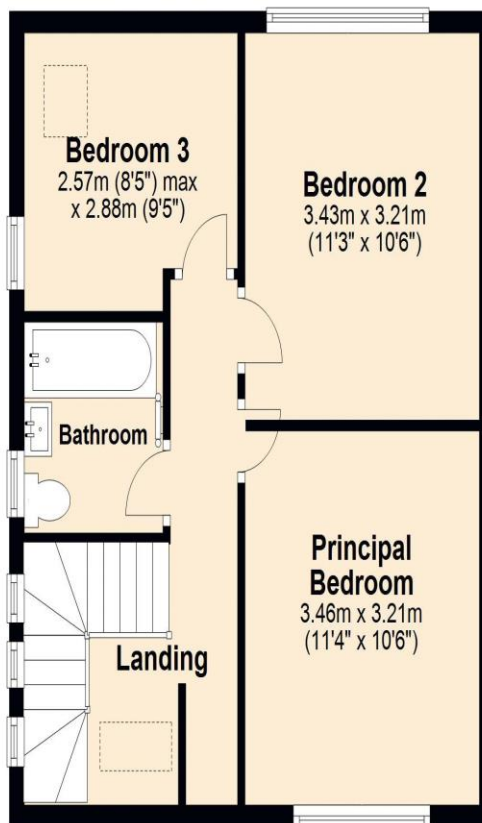
## Ground Floor

Approx. 65.3 sq. metres (702.9 sq. feet)



## First Floor

Approx. 43.3 sq. metres (465.9 sq. feet)



Total area: approx. 108.6 sq. metres (1168.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		75	86
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

**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.**