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**ROBERTSON
PHILLIPS**
Estate Agents



Chantry Place, Harrow Weald £485,000



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NO UPPER CHAIN

REFURBISHMENT REQUIRED

Hybrid Cottage....An ideal purchase for rental or a first time buy to refurbish in your own style. Within an easy walk from a mainline station and a selection of shops, Hatch End High School and sought after restaurants of Hatch End.

This is a double fronted Two Bedroom, Two Reception Cottage offers excellent scope to extend (stpp) or decorate to today's style. There is a downstairs w/c, kitchen, lounge, dining room, two double bedrooms and family bathroom. Benefits include off street parking for 3 cars and garden to two sides.



Front Entrance

Storage cupboard with electric meter.

Lounge 4.21m (13'10") x 4.09m (13'5")

Double glazed window to front, stock brick fireplace and opening to:

Dining Room 4.24m (13'11") x 3.21m (10'6")

Double glazed window to front, open fireplace, storage cupboard under stairs, doorway to;

Kitchen 3.48m (11'5") x 1.91m (6'3")

Fitted with a base and eye level units, inset sink, cupboard housing Worcester boiler, plumbing for washing machine and dishwasher, oven, gas hob, double glazed window to rear, storage cupboard with gas meter, door to:



Lobby
WC
Window to rear. WC.
Outside Storage Cupboard.

First Floor

Bedroom One 4.19m (13'9") x 3.21m (10'6")
Double glazed window to front, cast iron
fireplace and doors to storage and bedroom
two.

Bedroom Two 4.19m (13'9") x 3.18m (10'5")
Double glazed windows to front and side, cast
iron fireplace, storage cupboard with doors to
bedroom one.

Bathroom

Bath with shower attachment, low level wc,
vanity wash hand basin, eaves storage, heated
towel rail and half tiled walls.

Garden Approx. 64' 0" x 50' 0" (19.49m x
15.23m)

Well fenced, lots of scope to landscape into an
attractive garden. Gated access to front and
access to drive.

Parking

Own drive with parking for 2/3 cars.

Council Tax Band...D

EPC Rating...D

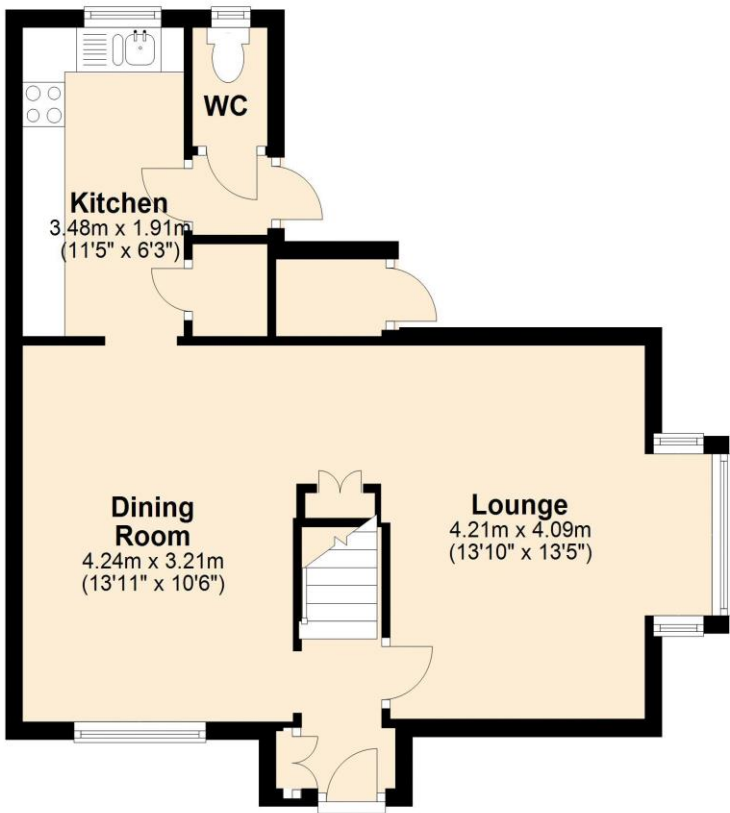


KEY FEATURES:

- Two Double Bedrooms ● Lounge & Dining Room ● Double Glazing ● Fitted Kitchen ● Bathroom/WC ● Generous garden & parking
- Scope to extend (stpp) ● **FULL REFURBISHMENT REQUIRED**

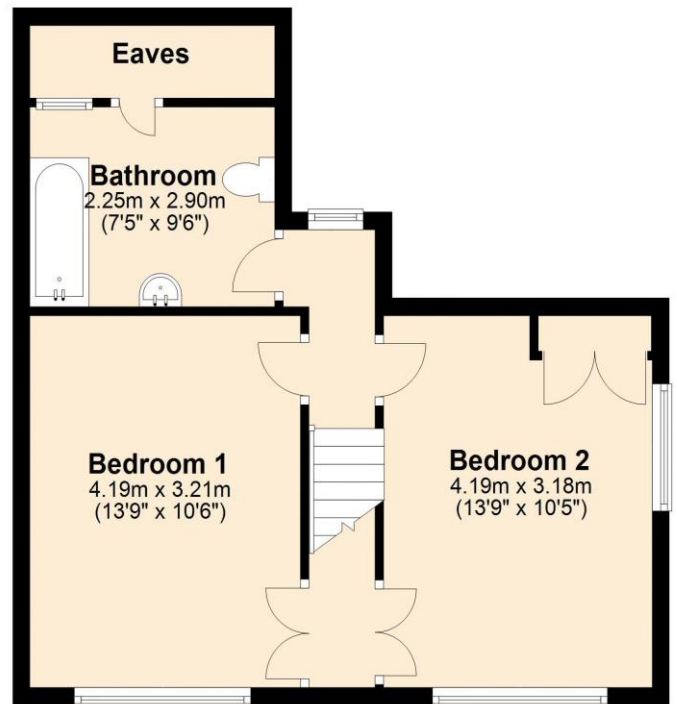
Ground Floor

Approx. 45.4 sq. metres (488.6 sq. feet)

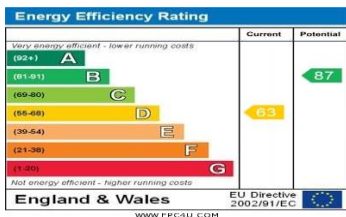


First Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Total area: approx. 86.9 sq. metres (935.4 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.