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ROBERTSON
PHILLIPS

Estate Agents



Felden Close, Hatch End

£765,000



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Positioned in a prime location within a stone's throw from Hatch End Broadway, rarely available is this attractive Three Bedroom semi detached family home situated within the Grimsdyke School catchment area and within walking distance of shops, station and a selection of renowned restaurants.

Comprising, living room, dining room leading to garden and kitchen with door to side with access to the garage. Upstairs are three bedrooms and a family bathroom with four piece suite. Features include 80ft plus garden and garage via own drive.

Potential - There is potential to extend to the rear creating a modern open plan feel subject to the necessary planning permissions.



Ground Floor
Entrance Hall
Stairs, door to:

Study 10' 5" x 8' 10" (3.17m x 2.69m)
Bright room looking out onto the front garden with double glazed bay window to front.

Lounge 17' 4" x 10' 7" (5.28m x 3.22m)
17FT lounge with double glazed window to front, two windows to rear and door into conservatory.

Dining Room 10' 7" x 10' 7" (3.22m x 3.22m)
The dining room is located in the conservatory with two windows and doors opening onto the garden.



Kitchen 3.51m (11'6") x 2.28m (7'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in, space for fridge, slimline dishwasher and space for automatic washing machine, eye level electric double oven, four ring induction hob with extractor hood, double glazed window to rear, door to Storage cupboard housing wall mounted boiler and washing machine.

First Floor

Landing

Obscure double glazed window to side, door to Storage cupboard.

Bedroom 1 12' 4" x 10' 4" (3.76m x 3.15m)

Double bedroom with double glazed window to front and two windows to side.

Bedroom 2 10' 7" x 10' 5" (3.22m x 3.17m)

Double bedroom with double glazed window to front.

Bedroom 3 10' 7" x 7' 0" (3.22m x 2.13m)

Single bedroom overlooking the rear garden with double glazed window to rear.

Bathroom

Fitted with four piece suite comprising deep panelled bath, pedestal wash hand basin, fully tiled shower enclosure and low-level WC, obscure double glazed window to rear and storage cupboard.

Garden 80' 0" x 0' 0" (24.37m x 0.00m)

In excess of 80ft this mature garden is mainly laid to lawn with landscaping to both sides and additional area to the rear, ideal location for a garden studio.

Front Garden & Driveway

Small lawn area with a mixture of mature shrubs and hedges, parking for two vehicles and access to the garage via driveway.

Council Tax Band: F

EPC Rating: To be confirmed

Tenure: Freehold

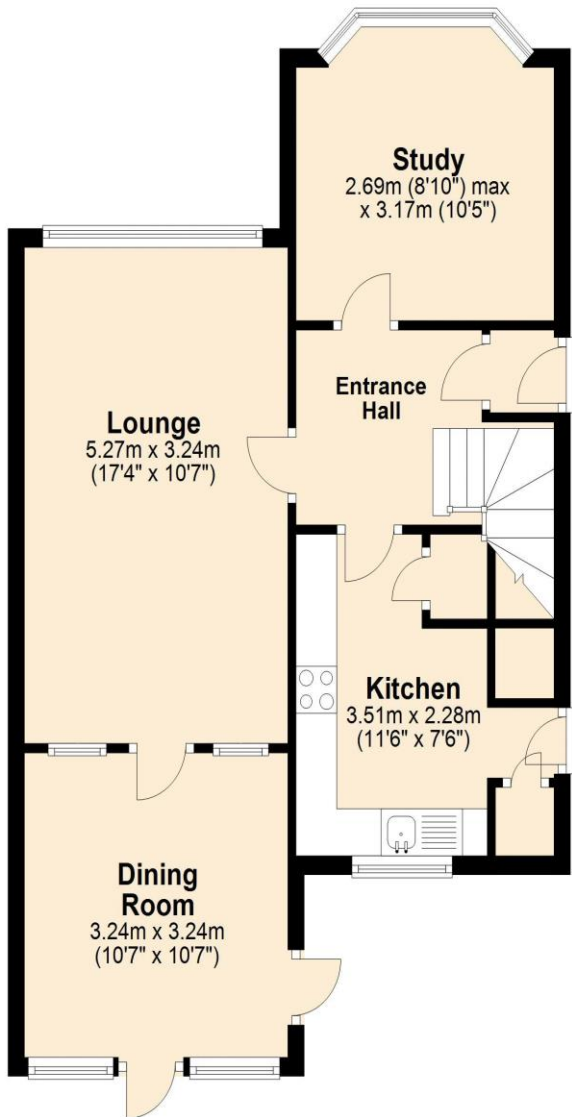


KEY FEATURES:

- Detached Garage ● 80ft Plus Garden ● Potential to Extend to Rear ● Three Bedrooms
- Quiet Location ● Walking Distance to Hatch End Broadway, Grimsdyke School & Overground Train Station.

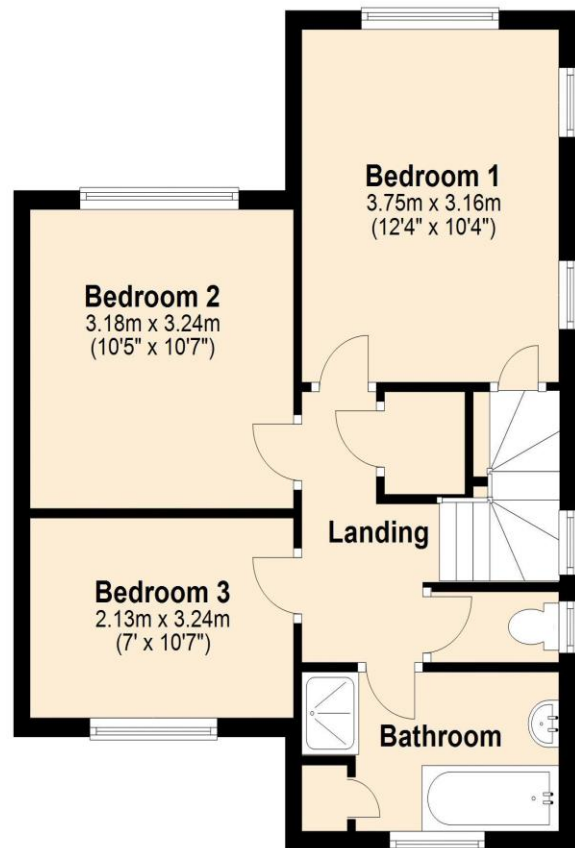
Ground Floor

Approx. 55.3 sq. metres (595.7 sq. feet)

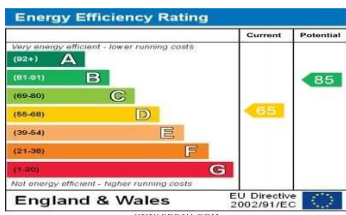


First Floor

Approx. 45.0 sq. metres (483.8 sq. feet)



Total area: approx. 100.3 sq. metres (1079.6 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.

