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ROBERTSON  
PHILLIPS

Estate Agents



Woodridings Close, Hatch End      Offers in the Region Of  
£350,000



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Share of Freehold - Set in a secluded close off Hatch End High Street, this well presented TWO DOUBLE bedroom first floor maisonette is moments from sought after shops, bars and over ground station also being within walking distance to Pinner High Street.

Comprising entrance hall, stairs to landing, lounge/dining room, bedroom two, kitchen, master bedroom and modern bathroom suite with built in shower above bath. Benefits include Gas/CH, D/Glazing, permit parking on street and private garden to rear.

Potential - There is potential to extended into the loft space stpp creating a master bedroom with en-suite bathroom.



Ground Floor

Landing

Carpet, door to: -

Kitchen

Fitted with a range of high and low level units. Appliances include gas hob, electric oven, extractor hood, washing machine and fridge freezer.

Bathroom

Modern suite includes bath with shower above and glass screen, low level flush WC, wash hand basin and heated towel rail.

Master Bedroom 12' 8" x 9' 8" (3.86m x 2.95m)  
Double room overlooking garden, with carpet and curtains.



**Lounge 15' 0" x 13' 3" (4.57m x 4.04m)**

A bright and spacious room with carpet and curtains, Access to second bedroom from the lounge.

**Bedroom Two 11' 1" x 9' 8" (3.38m x 2.95m)**

Double room accessed via lounge with built in storage cupboard.

**Garden**

Private rear garden with lawn area and storage shed.

**Council Tax Band: D**

**EPC Rating: C**

**Tenure: Share of Freehold**

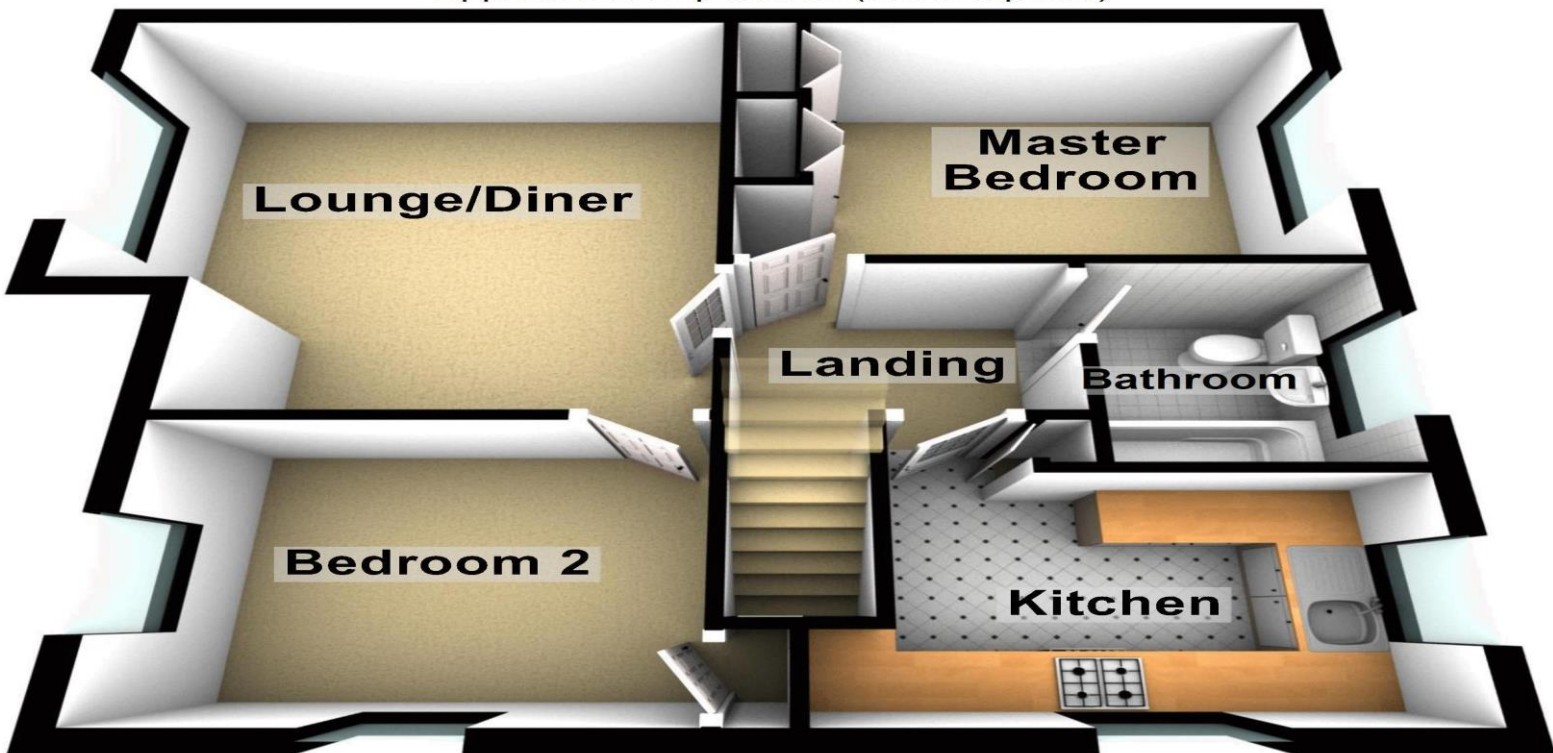


## KEY FEATURES:

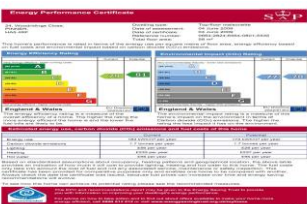
- Two Bedrooms ● First Floor ● Gas Central Heating ● Private Garden ● Double Glazing ● Permit Parking
- No Chain ●

## First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.5 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.