

ROBERTSON PHILLIPS
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ROBERTSON
PHILLIPS

Estate Agents



Wellington Road, Hatch End

Guide Price £775,000



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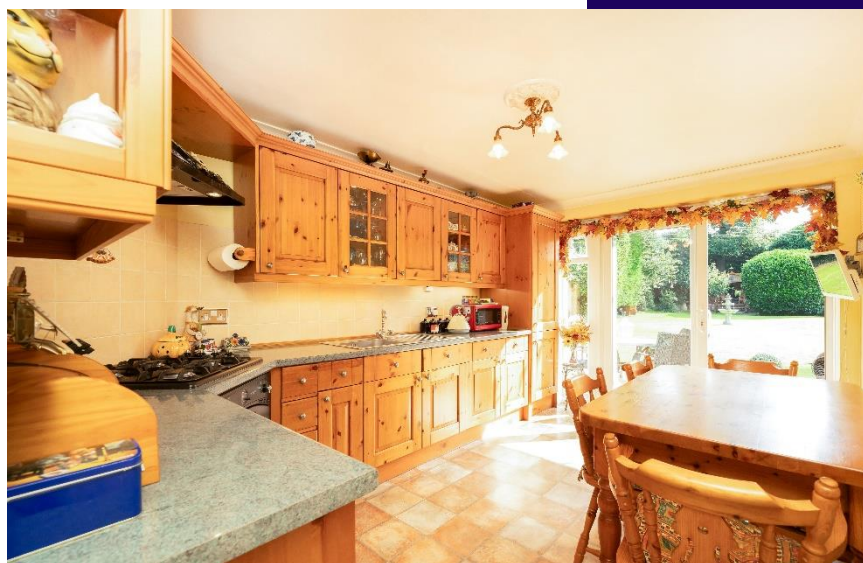
A unique and rare opportunity to acquire this characterful three bedroom, two bathroom period conversion, presented in good condition throughout, the property is extremely versatile and offers the potential to alter the layout to suit your own requirements. The ground floor maisonette is perfect for those seeking a low maintenance lifestyle just a stones throw Hatch End Overground station and the variety of shops, cafes and restaurants on The Broadway. Accommodation comprises an entrance hallway, ample storage areas, a spacious reception room, fitted kitchen with integrated appliances and a utility room. There are three bedrooms, a bathroom and a separate shower room. Outside, there is a well maintained South West facing rear garden with a lawn, patio area and an outbuilding/gym. Wellington Road is situated within easy reach of highly regarded schooling, both state and private available locally and nearby parks provide some lovely green space to enjoy, bars and restaurants, as well as transport links such as Pinner Station.



Ground Floor

Reception Room 23' 2" x 13' 3" (7.06m x 4.04m)

A bright and spacious room with double glazed doors opening to the rear garden with floor to ceiling bordering windows, ample space for a range of furniture, a feature fireplace surround and fitted carpet.

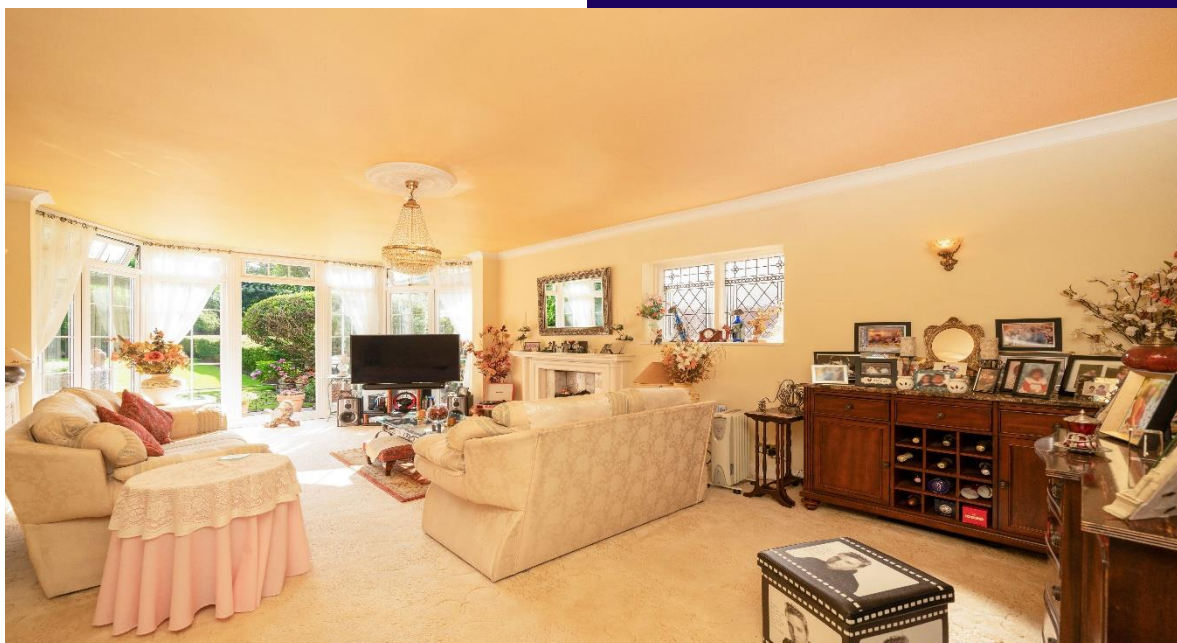


Kitchen 14' 8" x 10' 1" (4.47m x 3.07m)

Fitted with a range of wall and base units with complementing worktops incorporating a stainless steel mixer tap sink unit and a four ring gas hob with an extractor hood above, an integrated oven, tiled splashback, ample space for dining furniture and large double glazed French doors opening to the rear garden.

Utility room 11' 0" x 7' 3" (3.35m x 2.21m)

Fitted with wall and base units with space & plumbing for additional appliances, a large heated towel rail, tiled flooring, a skylight and access to the shower room & bedroom two.



Bedroom 1 16' 0" x 11' 5" (4.87m x 3.48m)

A double sized bedroom with a double glazed window to the side aspect, a walk in wardrobe/storage space and fitted carpet.

Bedroom 2 19' 1" x 11' 9" (5.81m x 3.58m)

A versatile room currently used as an office with double glazed doors opening to the rear garden with floor to ceiling bordering windows, ample space for a range of furniture and wood flooring.

Bedroom 3 12' 1" x 9' 3" (3.68m x 2.82m)

A double glazed window to the side aspect and fitted carpet.

Bathroom

A spacious four piece suite comprising a freestanding clawfoot bath, a pedestal wash basin and a low level WC. Fully tiled with two double glazed windows.

Shower Room

A modern three piece suite comprising; a wet room style shower enclosure, a wash basin and a low level WC. Fully tiled.

Outside

Boasting a generous and beautifully maintained South West facing rear garden which has a large well kept lawn, patio seating areas and a large chalet style outbuilding (19'7 x 11'9) which is currently used as a gym with power & lighting. Ample off road available parking to the front of the property.

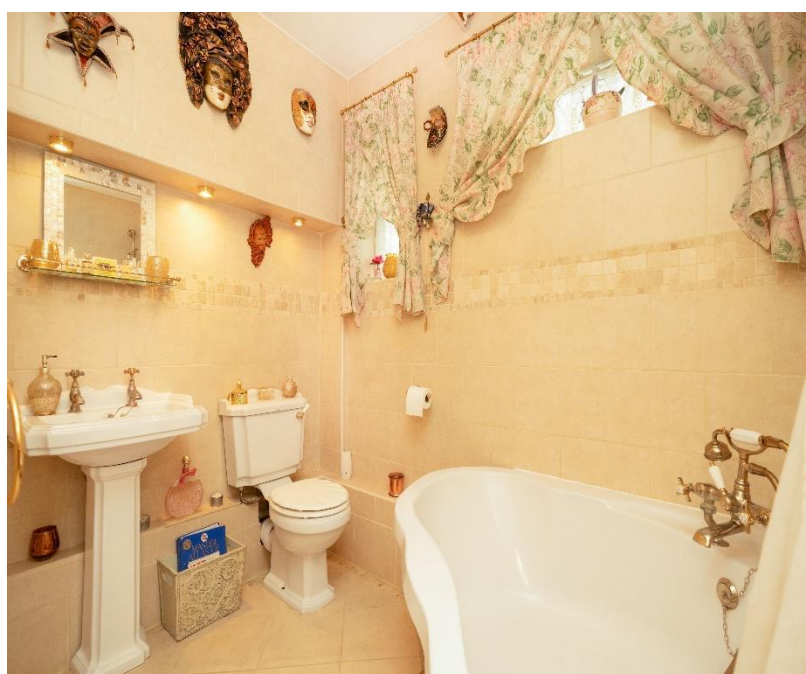
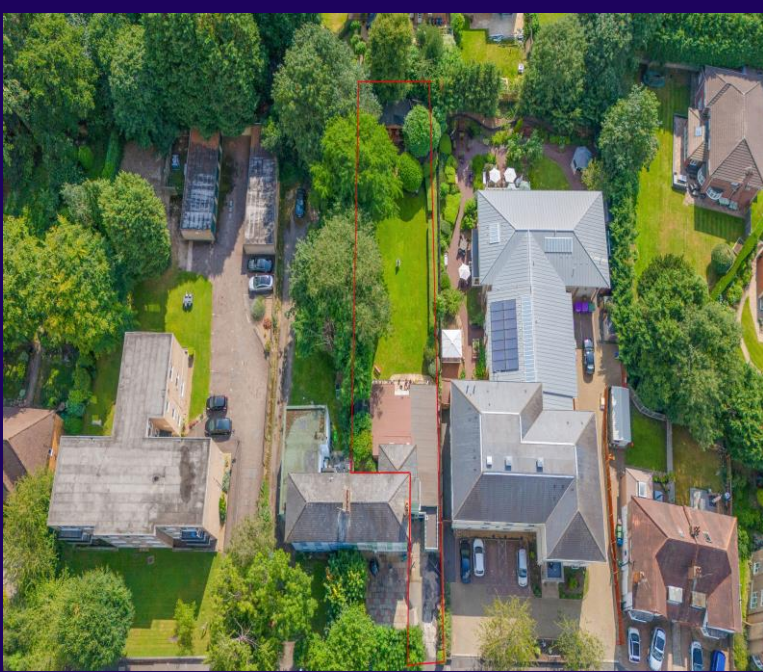
Council Tax Band: E

EPC Rating: D

Tenure: Share of freehold

Facing: South West facing garden

Service Charge £1200 Per Annum

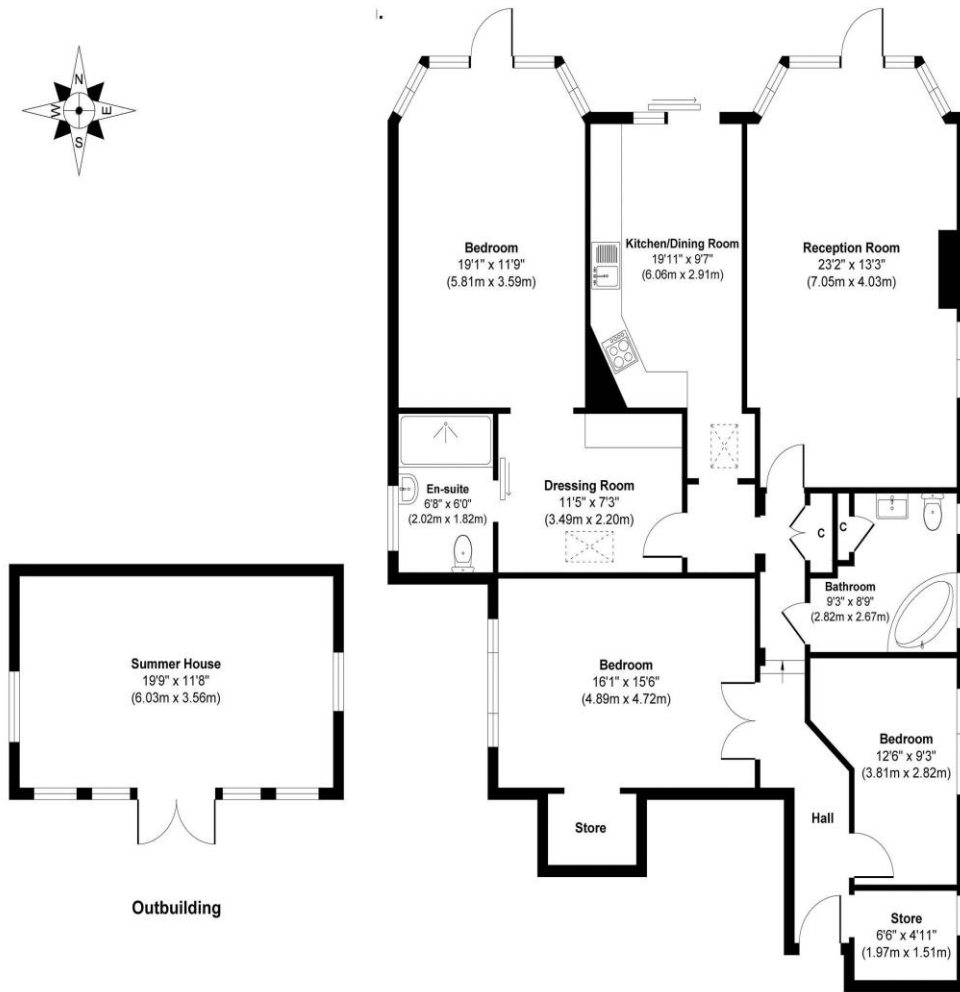


KEY FEATURES:

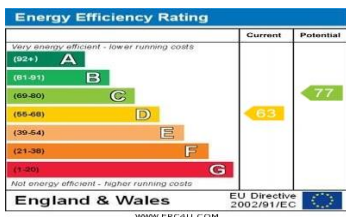
- Three Bedrooms
- Utility Room
- Outbuilding
- 1400Sqft
- Council Tax Band: E
- Bathroom & Shower Room
- Spacious Lounge
- Share of Freehold

40 Wellington Road, Pinner, HA5 4NL

Approximate Gross Internal Area 1400 sq.ft - 130.07 sq.m
 Outbuilding 231 sq.ft - 21.46 sq.m
 Total 1631 sq.ft - 151.54 sq.m



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Produced by Alicia Grymet.com



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.