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**ROBERTSON  
PHILLIPS**  
Estate Agents



Newland Close, Hatch End

£725,000



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A bright extended Three/Four Bedroom, Two Bathroom Detached family home situated in a close just off Sylvia Avenue within the Grimsdyke School catchment area. Hatch End Broadway which provides a selection of local shops, fine dining restaurants and transport facilities including station are within walking distance.

Comprising cloakroom, L shaped family room opening to fitted kitchen with appliances and guest bedroom/study with en suite shower room. Upstairs are three bedrooms and bathroom/wc. Features include double glazing, downstairs underfloor heating, parking and garden.



#### Entrance Hall

Window to side. Under floor heating.

#### Cloakroom

Window to front. Wall mounted wash hand basin, low level wc.

Lounge/Diner 7.43m (24'5") x 3.25m (10'8")

Bright and spacious area with box window to front, window to rear and bi-fold doors to garden. Under floor heating.

Kitchen/Breakfast Room 3.74m (12'3") x 3.43m (11'3")

Fitted with a matching range of base and eye level units, sink, integrated dishwasher and washing machine, space for fridge/freezer, built-in oven, induction hob with extractor hood, window to front, fitted storage cupboard, under floor heating and door to:





**Study/Guest Bedroom** 4.95m (16'3") x 2.23m (7'4")

Window to front, under floor heating, leading to;

**En-suite Shower Room**

Window to side and door to garden. Walk in shower enclosure with rain shower, low level wc, vanity wash hand basin and heated towel rail.

**Landing**

Window to front. Loft access.

**Bedroom One** 4.02m (13'2") x 2.85m (9'4")

Window to rear and range of fitted wardrobes.

**Bedroom Two** 3.50m (11'6") x 2.85m (9'4")

Window to rear, fitted wardrobes.

**Bedroom Three** 2.84m (9'4") x 2.17m (7'1")

Window to front, fitted wardrobes.

**Bathroom**

Bath, vanity wash hand basin, low-level WC, heated towel rail, fully tiled walls with inset shelving and window to front.

**Garden**

Lawned area to front and rear.

**Parking**

Via own drive.

**Council Tax Band: E**

**EPC Rating: C**

**Tenure: Freehold**

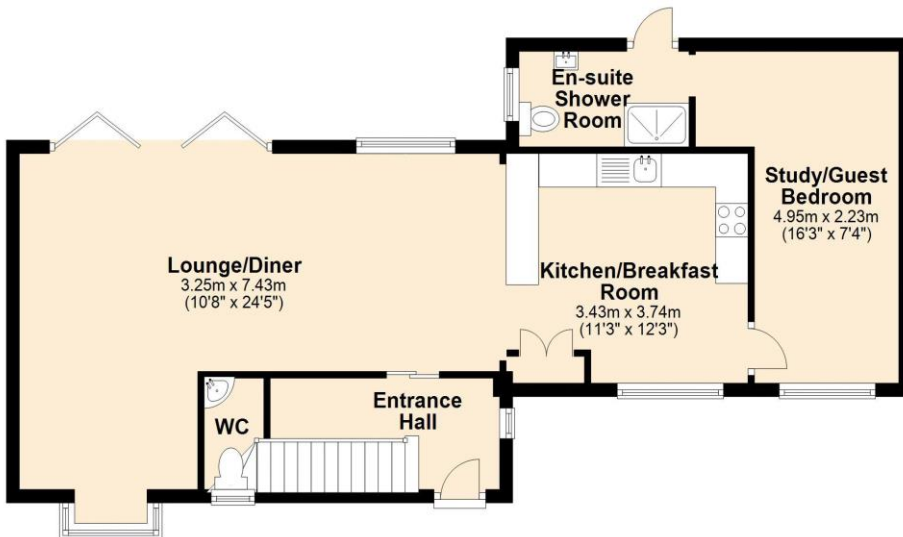


## KEY FEATURES:

- 3/4 Bedrooms ● Fitted Kitchen/Breakfast Room ● En-suite Shower Room ● Spacious Lounge/diner ● Downstairs cloakroom ● Parking ● Grimsdyke School Catchment ●

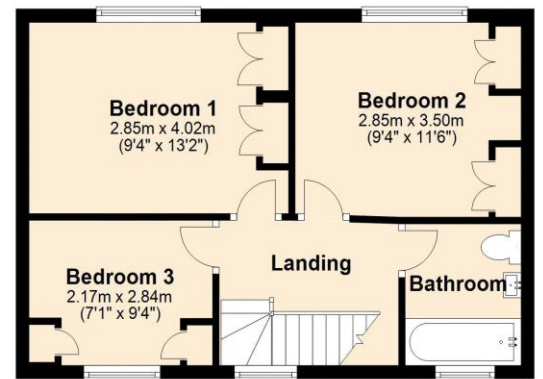
### Ground Floor

Approx. 67.6 sq. metres (727.7 sq. feet)

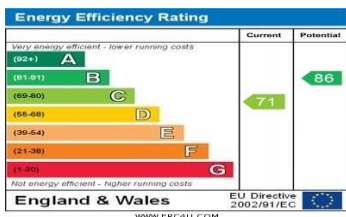


### First Floor

Approx. 39.0 sq. metres (419.4 sq. feet)



Total area: approx. 106.6 sq. metres (1147.1 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.