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**ROBERTSON  
PHILLIPS**  
Estate Agents



Lyndon Avenue, Hatch End

£875,000



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**NO UPPER CHAIN....**A spacious Four/Five Bedroom, Two Bathroom family home situated in the very sought after Grimsdyke School catchment area. Local shops, restaurants and station are all within easy reach.

Comprising entrance hall, through lounge/dining room, kitchen/breakfast room and guest bedroom/study with en suite shower. Upstairs are four bedrooms and bathroom/wc. Features include double glazing, parking via own drive and secluded garden.



#### Storm Porch

Front door to:

Hall

Obscure double glazed window to front, radiator, understairs storage cupboard.

Sitting Room 11' 9" x 11' 2" (3.58m x 3.4m)

Double glazed window to front, radiator, opening to;

Dining Room 14' 0" x 9' 10" (4.27m x 3m)

Radiator, sliding double glazed doors to garden, radiator.

Kitchen/Breakfast Room 16' 6" x 9' 0" (5.03m x 2.74m)

Fitted with a matching range of base and eye level units, stainless steel sink unit with single drainer and mixer tap, dishwasher, plumbing for washing machine, built-in electric oven, four ring gas hob and extractor. Wall mounted central heating boiler, part tiled walls, double glazed window to rear, radiator and door to garden.





**Guest Room 11' 5" x 8' 7" (3.48m x 2.62m)**

Could be an ideal study with double glazed window to front, radiator and door to:

**En-suite Shower Room**

Double shower enclosure with glass screen, pedestal wash hand basin with mixer tap, low-level WC, obscure double glazed window to side and radiator.

**First Floor**

**Landing**

**Loft access.**

**Bedroom One 13' 6" x 11' 2" (4.11m x 3.4m)**

Double glazed windows to front, fitted mirror door wardrobes, radiator.

**Bedroom Two 11' 4" x 10' 4" (3.45m x 3.15m)**

Double glazed window to rear, radiator.

**Bedroom Three 6' 8" x 5' 9" (2.03m x 1.75m)**

Double glazed window to front.

**Bedroom Four 19' 9" x 8' 6" (6.02m x 2.59m)**

Double aspect room with dglazed windows to rear and front, two radiators.

**Bathroom**

Panelled bath with hand shower attachment, mixer tap and shower curtain, pedestal wash hand basin, low-level WC, fully tiled walls, heated towel rail and obscure double glazed window to rear.

**Parking**

Via own drive to front.

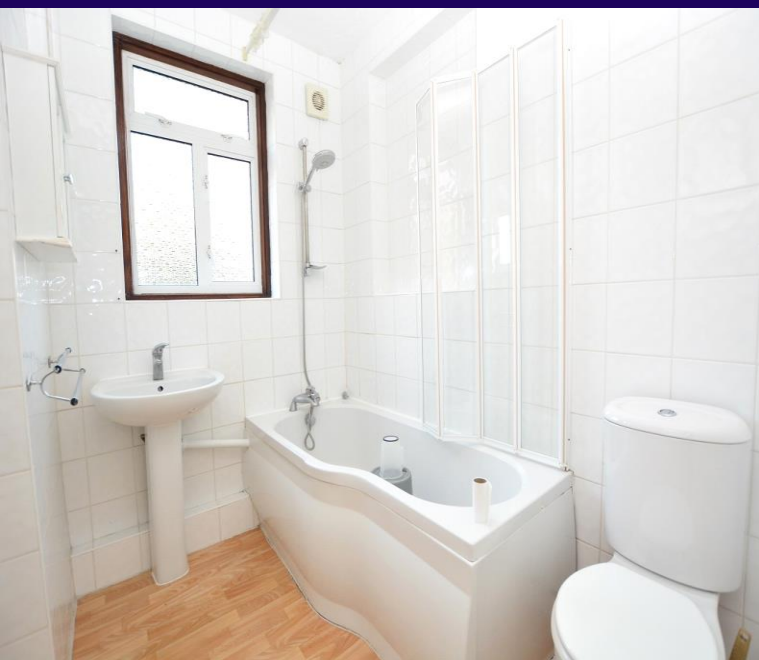
**Garden**

Mainly laid to lawn with patio and garden tap.

**Council Tax Band: E**

**EPC Rating: C**

**Tenure: Freehold**

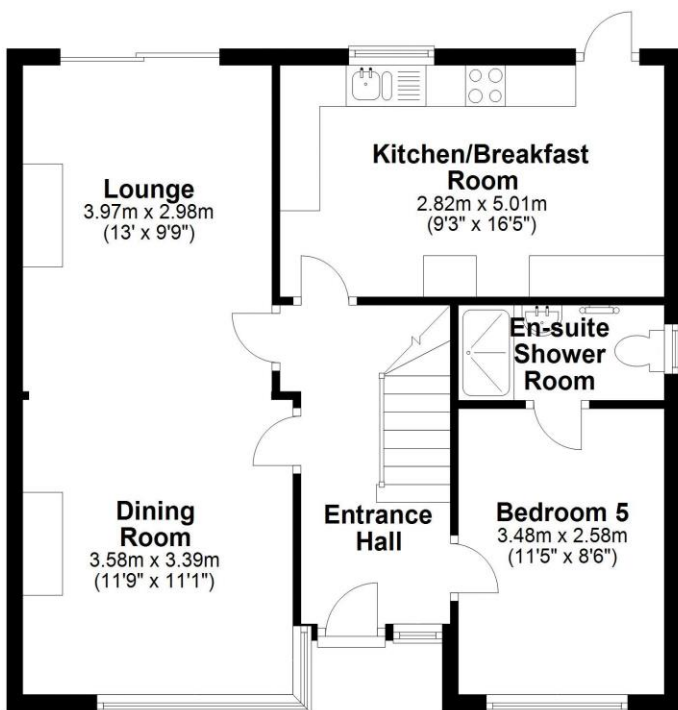


## KEY FEATURES:

- Four Bedrooms
- Through Lounge/dining room
- Double Glazing
- Kitchen/Breakfast Room
- Guest Room
- En-suite Shower Room
- Bathroom/wc
- Secluded Garden

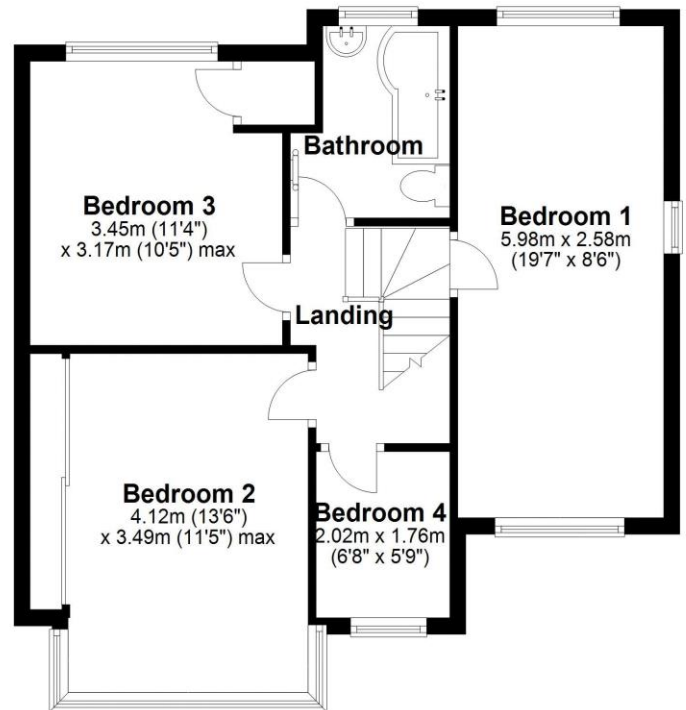
### Ground Floor

Approx. 59.8 sq. metres (643.4 sq. feet)

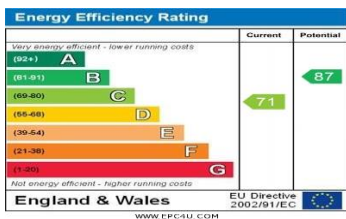


### First Floor

Approx. 55.5 sq. metres (597.9 sq. feet)



Total area: approx. 115.3 sq. metres (1241.3 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.**