

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**  
Estate Agents



Hillview Road, Hatch End

£825,000



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A bright and spacious Three Bedroom, Two Bathroom semi detached family home situated on this very popular residential road within the Grimsdyke School catchment area. A selection of local shops, fine dining restaurants, bus routes and station are all within walking distance.

Comprising entrance hall, lounge, dining room, extended kitchen/breakfast room and shower/wc. Upstairs are three bedrooms, bathroom and separate wc. Features include attractive gardens and detached garage via own drive. There is ample scope to extend subject to planning permission.



#### Porch

With double doors and front door to:  
Entrance Hall

Obscure window to side and door to:  
Sitting Room 4.05m (13'4") x 3.57m (11'9")

Bay windows to front, open plan to:  
Dining Room 3.87m (12'8") x 3.57m (11'9")  
Overlooking garden.

Kitchen/Breakfast Room 5.23m (17'2") x 2.60m (8'6")

Fitted with a matching range of base and eye level units built in oven and grill, stainless steel sink, plumbing for washing machine and space for fridge. Wall mounted New central heating boiler. Windows to side and overlooking garden. Storage cupboard and door to;





### Shower Room

Obscure double glazed window to front.

Shower enclosure, wash hand basin and wc.

### Landing

Window to side and loft access.

Bedroom One 3.99m (13'1") x 3.72m (12'2")

Double glazed window to rear and fitted wardrobes.

Bedroom Two 4.04m (13'3") x 3.42m (11'3")

Two windows to front and fitted wardrobes.

Bedroom Three 3.12m (10'3") x 2.50m (8'3") max

Window to front.

### Shower Room

Double shower enclosure, wash hand basin, heated towel rail, obscure double glazed

window to rear and airing cupboard.

Separate WC

Obscure window to side and wc.

### Detached Garage

Approached via own drive.

Garden Approx 85' 0" x 45' 0" (25.89m x 13.71m)

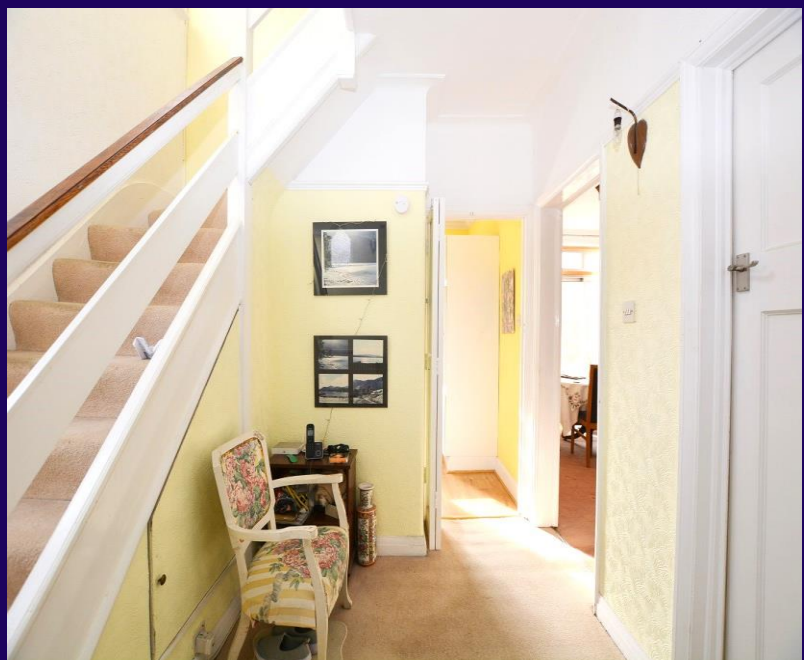
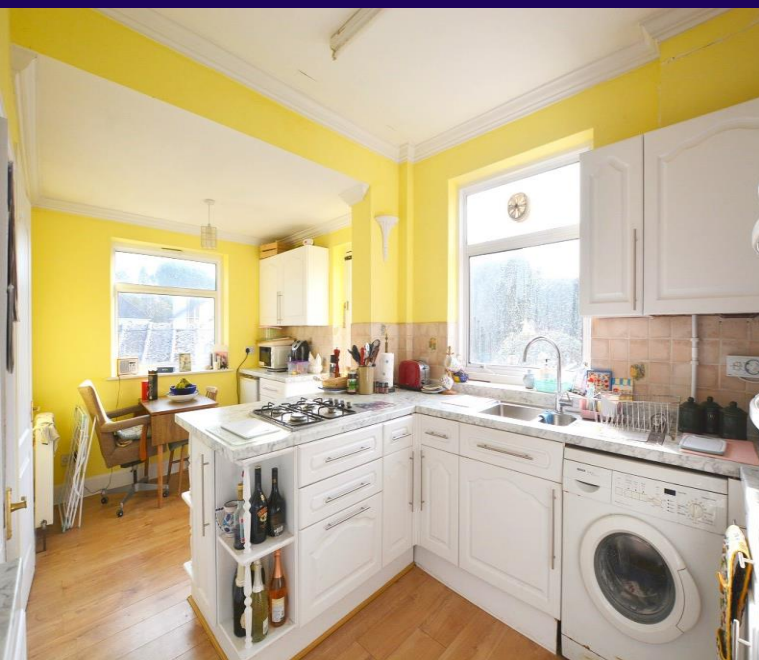
Steps down to patio area, lawn, mature trees and shrubs.

Council Tax Band: F

EPC Rating:

Tenure: Freehold

Facing:

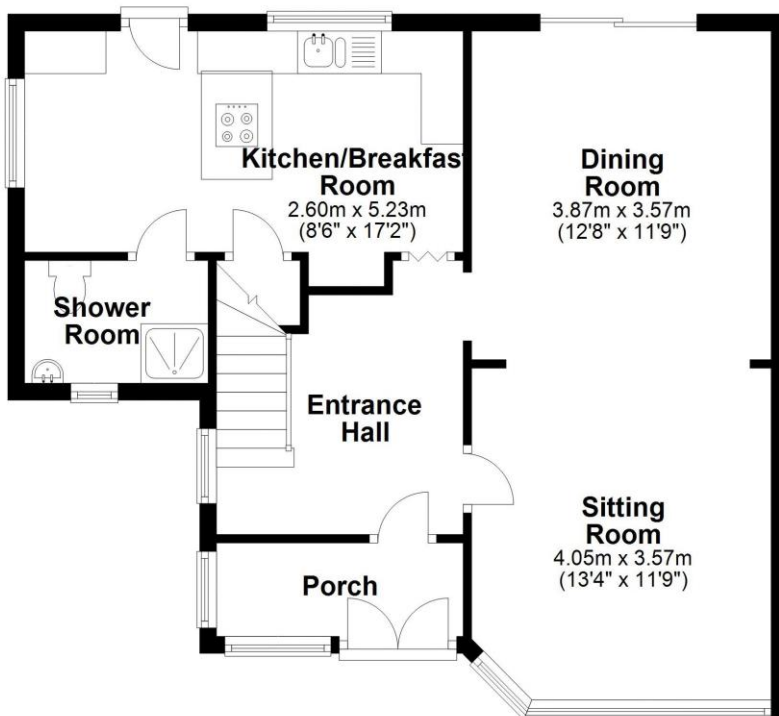


## KEY FEATURES:

Three Bedrooms • Two Reception rooms • Downstairs shower/wc • Fitted Kitchen/Breakfast Room • Detached Garage • Secluded Garden  
• Scope to extend (stpp) •

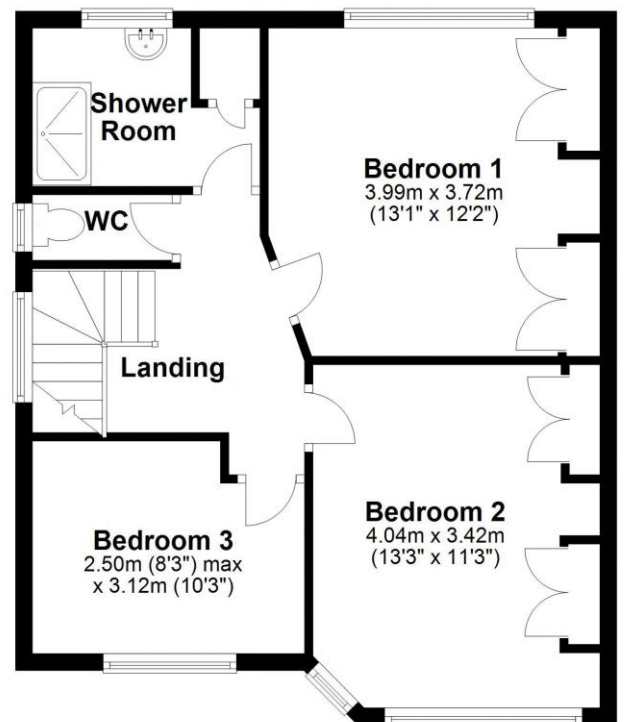
### Ground Floor

Approx. 59.0 sq. metres (635.5 sq. feet)

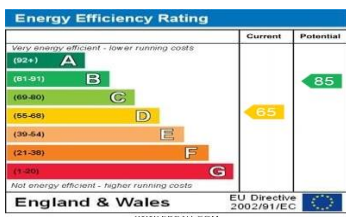


### First Floor

Approx. 51.8 sq. metres (557.9 sq. feet)



Total area: approx. 110.9 sq. metres (1193.4 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.**