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**ROBERTSON
PHILLIPS**
Estate Agents



Park View, Pinner

£949,950



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A Three Bedroom Detached family home situated on one of Hatch Ends most sought after roads. A selection of local shops, fine dining restaurants, schools (including Grimsdyke First & Middle) and station are all within walking distance.

There are many original features to be admired including timber panelled walls and stained glass leaded light windowpanes.

The property comprises entrance lobby leading to an impressive entrance reception, cloakroom, sitting room, dining room and kitchen.

Upstairs are three double bedrooms, bathroom and separate wc. There is a generous secluded garden and garage via own drive.

REFURBISHMENT is required. There is No Upper Chain.



Ground Floor

Hall

Spacious entrance hall with window to side, oak flooring, oak panelling, cloakroom and door to w/c.

Lounge 16' 3" x 14' 4" (4.95m x 4.37m)

A well proportioned room with two ornate stained glass windows, full width window to front, bringing in lots of natural light, feature fireplace and oak flooring.

Dining Room 14' 10" x 12' 3" (4.52m x 3.73m)

Looking out into the garden with direct access from the bay window, this makes a lovely dining room and benefits from having a feature fireplace and oak flooring.

Kitchen/Breakfast Room 14' 10" x 8' 4" (4.52m x 2.54m) Fitted with a matching range of base and eye level units with worktop space over, 1+1/2



bowl stainless steel sink, fan assisted oven, four ring gas hob, window to side, window to rear, vinyl flooring, door to utility area.

WC

Window to side, comprising pedestal wash hand basin and low-level w/c.

Lean-to

Currently used as a utility area with side access to the front and rear of the property.

Landing

Ornate stained glass window to side.

First Floor

Bedroom 1 16' 0" x 14' 4" (4.87m x 4.37m)

Fantastic size bedroom with bay window to front, fitted wardrobes and carpets.

Bedroom 2 14' 9" x 11' 6" (4.49m x 3.50m)

Well proportioned double bedroom with window to rear, two fitted wardrobes and carpet.

Bedroom 3 12' 8" x 8' 5" (3.86m x 2.56m)

Small double bedroom with window to rear, fitted wardrobe and carpets.

Shower Room

Recently updated shower room with wash hand basin, w/c and shower enclosure.

WC

Window to side.

Garden

90ft secluded garden with a mixture of mature trees and shrubs, patio, pond and lawn area.

Driveway

Parking for multiple vehicles, a mixture of mature shrubs and a small lawn area.

Council Tax Band: G

EPC Rating: D

Tenure: Freehold

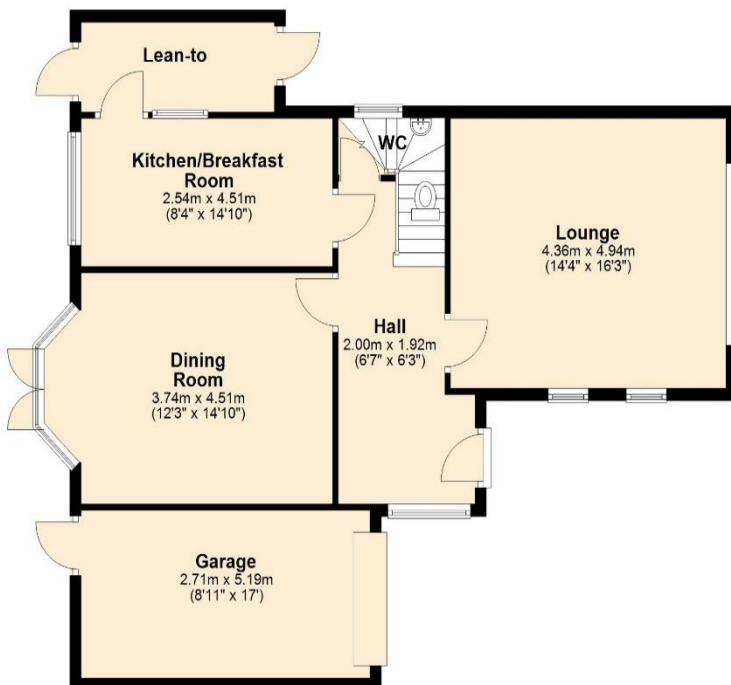


KEY FEATURES:

- Three Double Bedrooms • Two Receptions • Fitted Kitchen/Breakfast Room • Downstairs WC • 90ft Secluded Garden • Driveway • Walking Distance to Hatch End Broadway

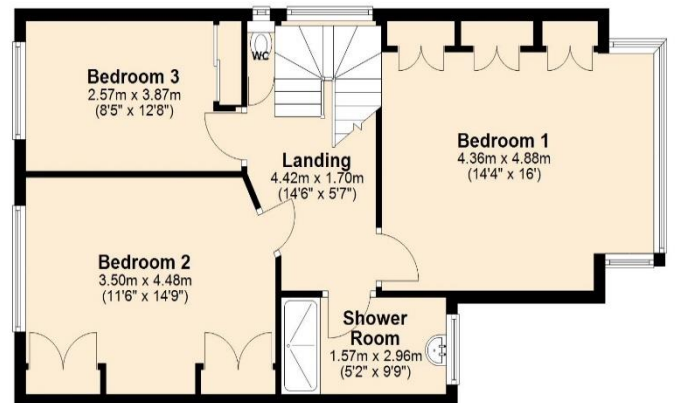
Ground Floor

Approx. 84.7 sq. metres (911.2 sq. feet)



First Floor

Approx. 61.1 sq. metres (657.4 sq. feet)



Total area: approx. 145.7 sq. metres (1568.6 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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.