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**ROBERTSON
PHILLIPS**
Estate Agents



Wellington Road, Hatch End

£1,825,000



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Stunning Six-Bedroom Detached Home – Modern Living Close to Nature and Convenience A rare opportunity to acquire this beautifully designed six-bedroom, four-bathroom detached property, recently built to the highest standards. Ideally positioned just a short stroll from the High Street, yet only a two-minute walk to open fields, this home offers the perfect blend of modern comfort and natural surroundings. Set over two spacious storeys, the property features solid concrete floors throughout, complete with luxurious underfloor heating for year-round comfort. The thoughtfully designed layout provides ample living space, ideal for growing families or those who love to entertain. Inside, you'll find: Six generously proportioned bedrooms, including three with en-suite facilities, Contemporary family bathroom, all bathrooms are finished with high-end fixtures and fittings. A sleek, modern kitchen and open plan living/dining area flooded with natural light, multiple reception spaces for flexible family living or working from home. Outside, the property benefits from a private garden and ample off-street parking. This home combines state-of-the-art construction with a prime location – close to local amenities, schools, and transport links, yet moments from peaceful green spaces. A perfect choice for those seeking both convenience and tranquillity.



Ground Floor Porch

Reception Hall 23' 0" x 6' 7" (7.01m x 2.01m)
Storage cupboard, underfloor heating throughout the ground floor.

Cloakroom
Vanity wash hand basin, heated towel rail, half tiled walls and low-level WC.

TV Room 16' 2" x 9' 11" (4.92m x 3.02m) into bay. Double glazed bay window to front.

Lounge 25' 9" x 14' 7" (7.84m x 4.44m)
25ft lounge with gas fire place and French doors to garden.

Kitchen/Diner 23' 7" x 17' 3" (7.18m x 5.25m)
Fitted with a matching range of contemporary finish units with inset sink and matching island with six ring hob and extractor canopy. Integrated twin fridge/freezers, wine cooler, dishwasher, double oven, microwave and steamer oven. Large lantern above the dining area and double doors to garden.



Utility 6' 10" x 6' 7" (2.08m x 2.01m)

Plumbing for washing machine, inset sink, vent for tumble dryer, double glazed window to side, door to garage.

1st floor landing

Twin storage cupboards.

Bedroom One 26' 7" x 14' 7" (8.10m x 4.44m)

An elegant bedroom with vaulted ceiling, views looking out to fields and rear garden, fitted wardrobes, door to:

Dressing Area 8' 4" x 6' 10" (2.54m x 2.08m)

Well appointed dressing room with window to rear and range of wardrobes and dressing table.

En-suite Bathroom

Spacious en-suite bathroom with free standing bath, tiled shower enclosure, twin vanity wash hand basins, low-level WC, fully tiled walls, heated towel rail, wall mounted mirror, lights and obscure double glazed window to side.

Bedroom Two 17' 6" x 16' 8" (5.33m x 5.08m)

Generous size with bay window to front and built-in wardrobes.

En-suite Shower Room

Tiled shower enclosure, vanity wash hand basin, fully tiled walls, low-level WC, obscure double glazed window to side.

Bedroom Three 13' 11" x 10' 7" (4.24m x 3.22m)

Window to rear and a range of sliding door wardrobes.

Bedroom Four 15' 9" x 15' 2" (4.80m x 4.62m)

Three windows to front and a range of sliding door wardrobes.

Family Bathroom

Fitted bath, tiled shower enclosure, vanity wash hand basin, fully tiled walls, low-level WC, heated towel rail and window to side.

2nd floor landing

Bedroom Five 15' 4" x 14' 11" (4.67m x 4.54m)

Window to rear, access to eaves storage area and door to:

En-suite Shower Room

Tiled shower enclosure, low level wc, vanity wash hand basin, window to side.

Bedroom Six 12' 9" x 9' 0" (3.88m x 2.74m) Window to side, access to eaves storage area.

Sauna - Timber panelled sauna room.

Garage - Two windows to front, with electric up and over door. Wall mounted boiler and Mega flo cylinder and wall of fitted cupboards. Door to side.

Garden 65' 0" x 43' 0" (19.80m x 13.10m) Spacious patio area with steps down onto an artificial lawn and a mixture of mature shrubs and trees.

Driveway - Gravelled driveway with parking for up to three vehicles, access to the rear from both sides.

Council Tax Band: H

EPC Rating: C

Tenure: Freehold

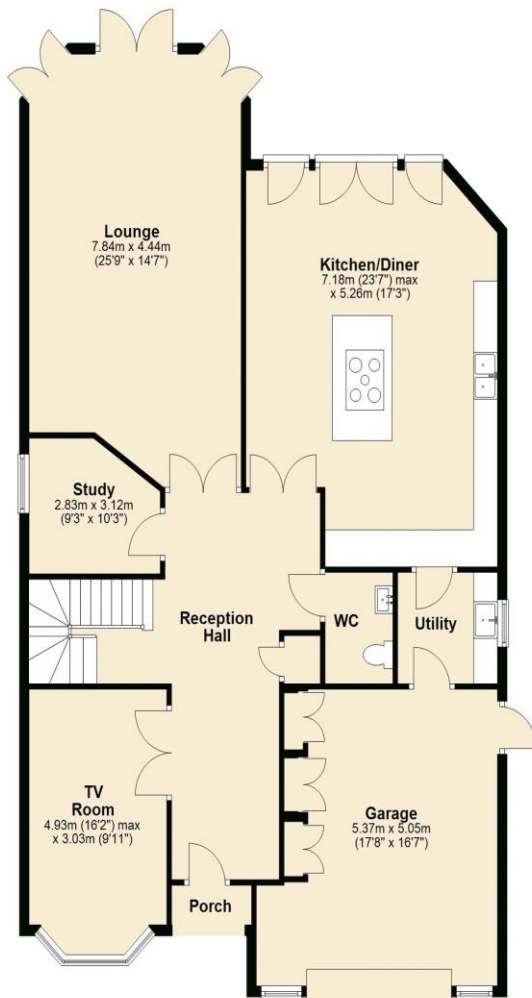


KEY FEATURES:

- Six Bedrooms ● Three Receptions ● Ground floor underfloor heating ● Fitted Kitchen/Diner ● Three En suite Bathrooms ● Utility & Sauna
- Integral Garage ● Secluded Garden

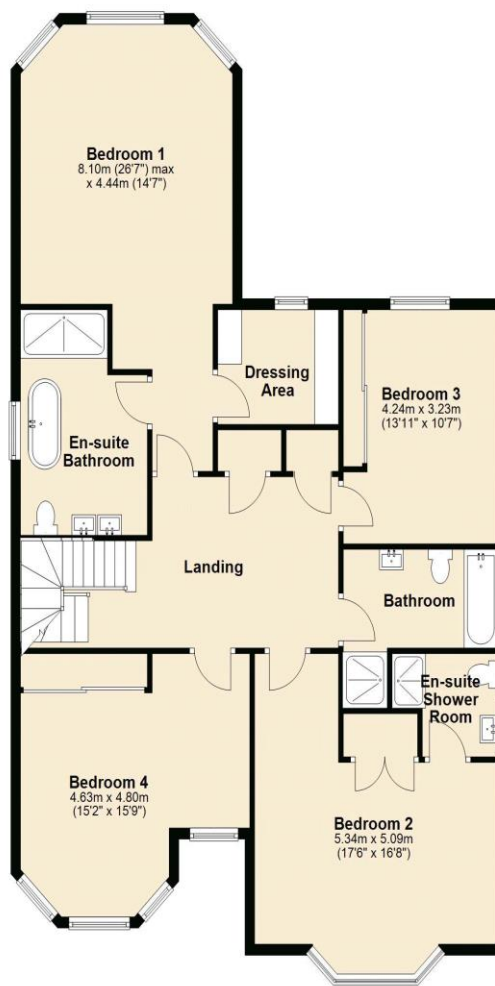
Ground Floor

Approx. 147.8 sq. metres (1590.9 sq. feet)



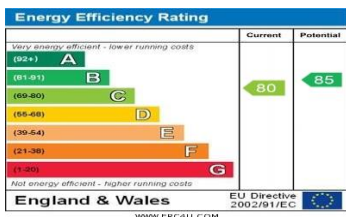
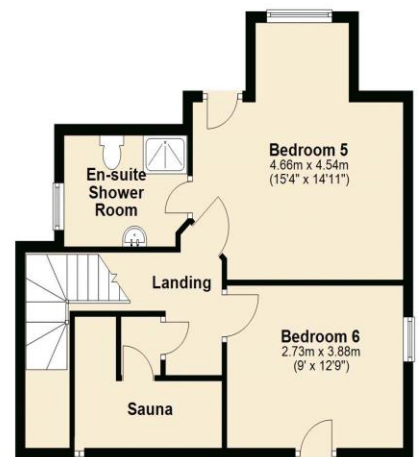
First Floor

Approx. 131.4 sq. metres (1414.7 sq. feet)



Second Floor

Approx. 47.8 sq. metres (514.9 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.