

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**
Estate Agents



Royston Park Road, Hatch End Offers in Excess of
£949.950



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A spacious Two Bedroom, Two Bathroom, Detached Bungalow situated in one of Hatch Ends most prestigious roads within easy reach of local shops, supermarkets, restaurants and mainline station.

Maintained to a high standard the property features bright reception hall, guest cloakroom, sitting room, lounge/dining room, fitted kitchen/breakfast room and utility area.

There are two double bedrooms, the master having a fitted en suite twin shower and wc, plus a further bathroom with wc. Benefits include garage via own drive plus a car port and attractive secluded garden.

There is ample opportunity to extend, turning this into a substantial family home.
STPP



Ground Floor

Porch

Window to front, door to:

Entrance Hall

An inviting entrance hall with lots of space, fitted carpet, double door to Storage cupboard, double door to Living Room, door to:

Garage

Access to the garage is via the entrance hall, the garage has an up and over door and could easily be converted into another room.

Principal Bedroom 15' 3" x 11' 6" (4.64m x 3.50m)

Generous double room with fitted wardrobes, open plan to shower room and w/c.

Shower Room

Walk in double shower, open plan to master bedroom, window to rear, window to side, fitted carpet.

WC

Window to side.



Living Room 18' 7" x 18' 5" (5.66m x 5.61m)

Lovely room overlooking the front garden, carpeted with fitted shutters to all windows creating a modern feel and privacy.

Dining Room 23' 1" x 10' 8" (7.03m x 3.25m)

23ft dining room with doors opening onto a patio area, currently also used as a second living area. Fitted carpet and sliding door leading into the kitchen/breakfast room.

Bedroom 2 14' 9" x 11' 4" (4.49m x 3.45m)

A very good sized double bedroom with window to front, fitted carpet and ample space for fitted wardrobes.

WC

Window to side.

Bathroom

Fully tiled bathroom with matching three piece suite including sink and vanity unit, deep panelled bath, low level wc. heated towel rail and Window to side.

Kitchen/Breakfast Room 12' 8" x 12' 1" (3.86m x 3.68m)

Fitted with a matching range of base and eye level units with

worktop space over, stainless steel sink with mixer tap, dishwasher, eye level electric fan assisted oven, built-in gas ceramic hob with extractor hood over, eye level grill, window to rear, sliding door dining room and access to the garden.

Utility Room 12' 5" x 4' 1" (3.78m x 1.24m)

Washing machine and tumble dryer, window to side, door to garden.

Courtyard

Rear Garden

A peaceful garden with plenty of privacy, patio area and a mixture of mature trees and shrubs.

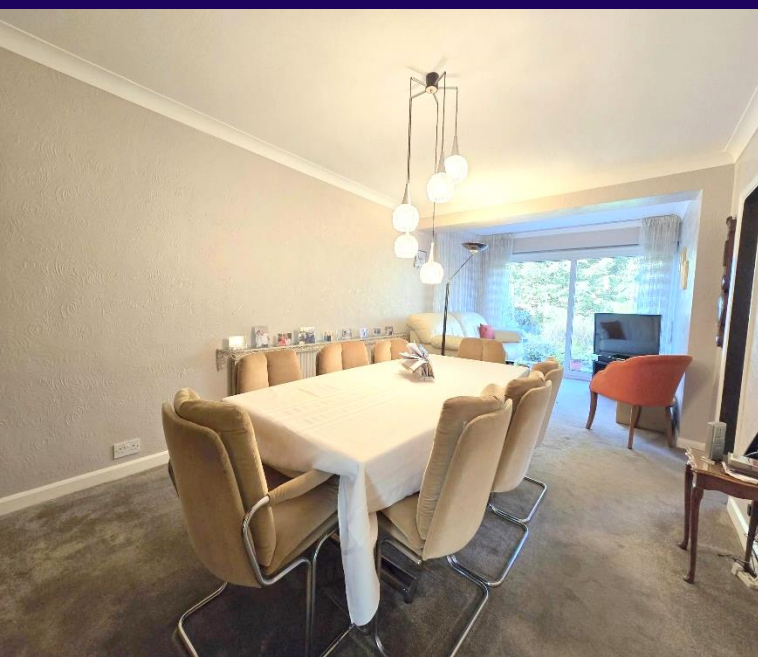
Front garden & drive

Attractive frontage with parking to both sides of the property with a small lawn area in the centre, access to the garage on one side and access to the car port on the opposite side.

Council Tax Band: G

EPC Rating: E

Tenure: Freehold

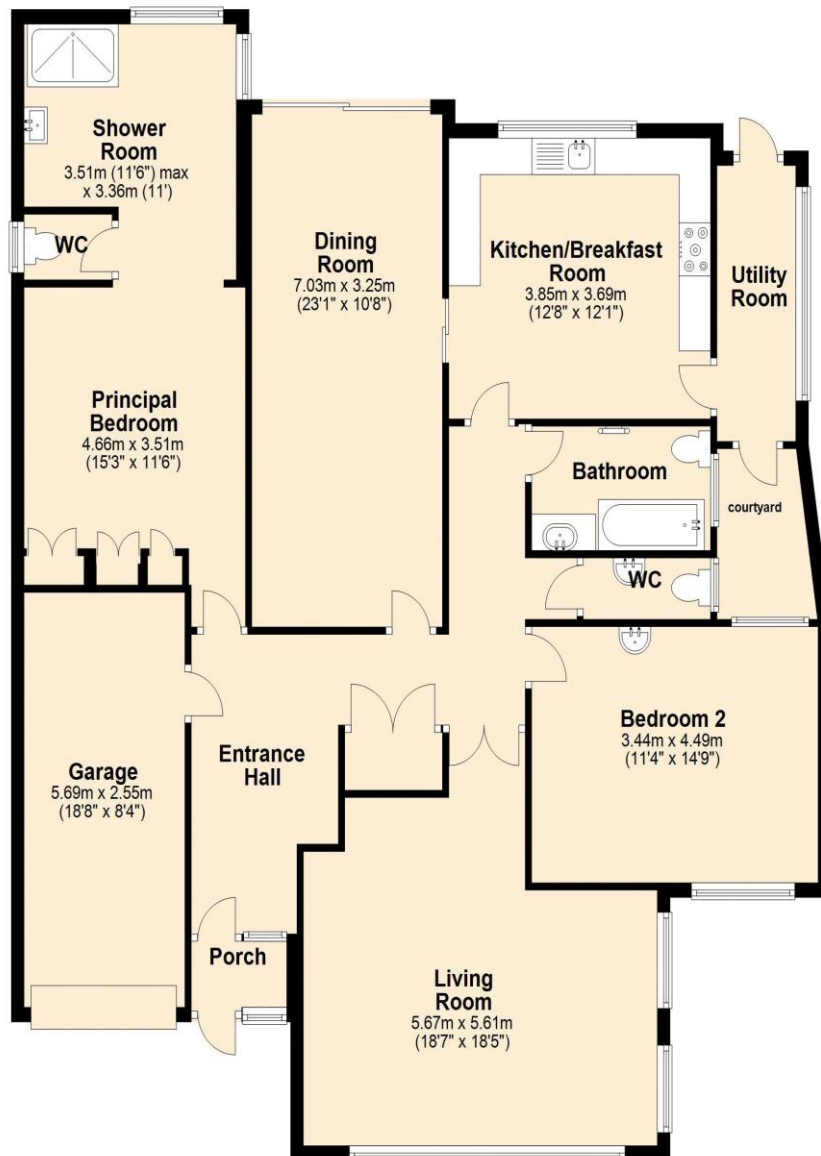


KEY FEATURES:

- Generous Plot
- Two Receptions
- Fitted Kitchen/Breakfast Room
- Two Double Bedrooms
- Two Bathrooms
- Drive
- Garage
- Car Port

Ground Floor

Approx. 159.3 sq. metres (1714.2 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	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.