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**ROBERTSON
PHILLIPS**
Estate Agents



Colburn Avenue, Hatch End

£795,000



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An interesting Two/Three Bedroom Detached Chalet Bungalow situated in an elevated position in an excellent location. Grimsdyke school catchment, local shops, fine dining restaurants and transport including station are all within easy reach.

The property comprises double aspect lounge, bedroom to front, kitchen, study/3rd bedroom and shower room/wc. Upstairs is a further bedroom and bathroom. There are delightful gardens to front and rear, plus garage via own drive. This property offers scope to extend and refurbish. (stpp)

There is No Upper Chain.



Porch

Entrance Hall

Leaded light windows to rear, under stairs cupboard and door to:

Lounge 4.99m (16'4") x 3.88m (12'9") max

Double aspect room with leaded light window to front, sliding doors to garden and brick fireplace.

Kitchen 3.58m (11'9") x 2.62m (8'7")

Fitted with a matching base and eye level units with inset 1+1/2 bowl sink unit, leaded light window and door to side access.

Bedroom One 3.72m (12'2") x 3.15m (10'4")

Leaded light windows to front and range of fitted wardrobes.



Bedroom Three/Study 3.72m (12'2") x 1.99m (6'6")

Leaded light window to rear.

Shower Room/Utility

With tiled shower enclosure, vanity wash hand basin, tiled walls, low-level WC, window to side and plumbing for washing machine.

Landing

Window to rear.

Bedroom Two 3.72m (12'3") x 3.62m (11'11")

Leaded light window to rear and built in storage cupboards.

Bathroom

With panelled bath, vanity wash hand basin, fully tiled walls and low-level WC. Window to side, door to Storage cupboard.

Garage 14' 0" x 8' 2" (4.26m x 2.49m)

Up and over door. Wall mounted Worcester combination boiler, gas and electricity meters.

Gardens

Secluded mature gardens to front and rear.

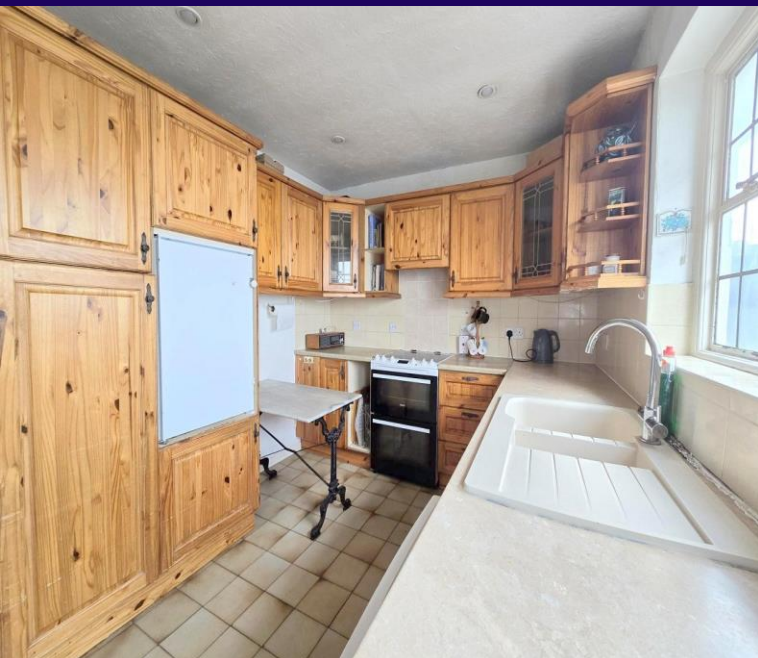
Side access.

Approx 57ft wide x 55ft deep to rear.

57ft wide x 30ft deep to front.

EPC Rating E

Council Tax Band F

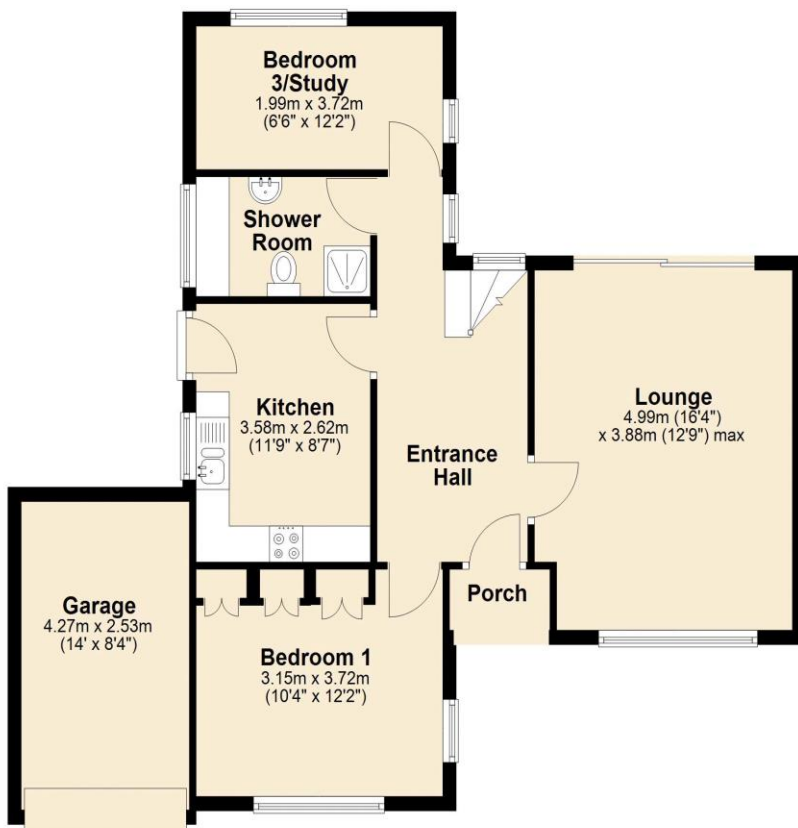


KEY FEATURES:

- 2/3 Bedrooms • Double aspect Lounge • Grimsdyke School catchment • Garage via own drive • Secluded gardens • Refurbishment required
- Opportunity to extend (stpp) •

Ground Floor

Approx. 77.1 sq. metres (829.9 sq. feet)

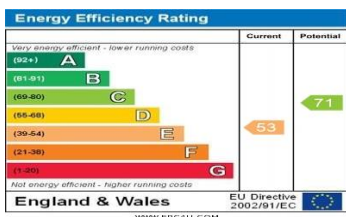


First Floor

Approx. 28.5 sq. metres (306.2 sq. feet)



Total area: approx. 105.6 sq. metres (1136.2 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.