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**ROBERTSON
PHILLIPS**
Estate Agents



Derwent Avenue, Pinner

£575,000



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A two double bedroom semi-detached Bungalow backing onto greenbelt land and in a sought after location close to Grimsdyke School.

Hatch End high street is also within walking distance and benefits from a selection of shops, restaurants and station.

Comprising living room opening to sunroom, fitted kitchen, two double bedrooms and bathroom/wc.

Features of this property include own drive, a 70' garden with two buildings and a large storeroom.

Potential to extend STPP.



Ground Floor

Hall

Door to:

Bedroom 1 12' 5" x 10' 7" (3.78m x 3.22m)
Double bedroom with bay window to front, door to hall.

Bedroom 2 11' 0" x 10' 8" (3.35m x 3.25m)
Double bedroom with window to front, door to hall.

Living Room 14' 2" x 11' 0" (4.31m x 3.35m)
Bright living room with fireplace, large window and door opening into a sun room with glass roof, window and door to garden.

Sunroom

Sunroom opening onto the garden.



Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and low-level WC.

Kitchen/Breakfast Room 16' 7" x 10' 3" (5.05m x 3.12m) Spacious kitchen/breakfast room fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, window to side, window and door to rear, three storage cupboards housing boiler and immersion tank.

Garden

70ft x 31ft garden with mature trees and shrubs, garage/storage building and shed. Backing onto greenbelt land with lovely views.

Driveway

Parking, mature shrubs and potential to increase the parking.

Council Tax Band: E

EPC Rating: To be confirmed

Tenure: Freehold

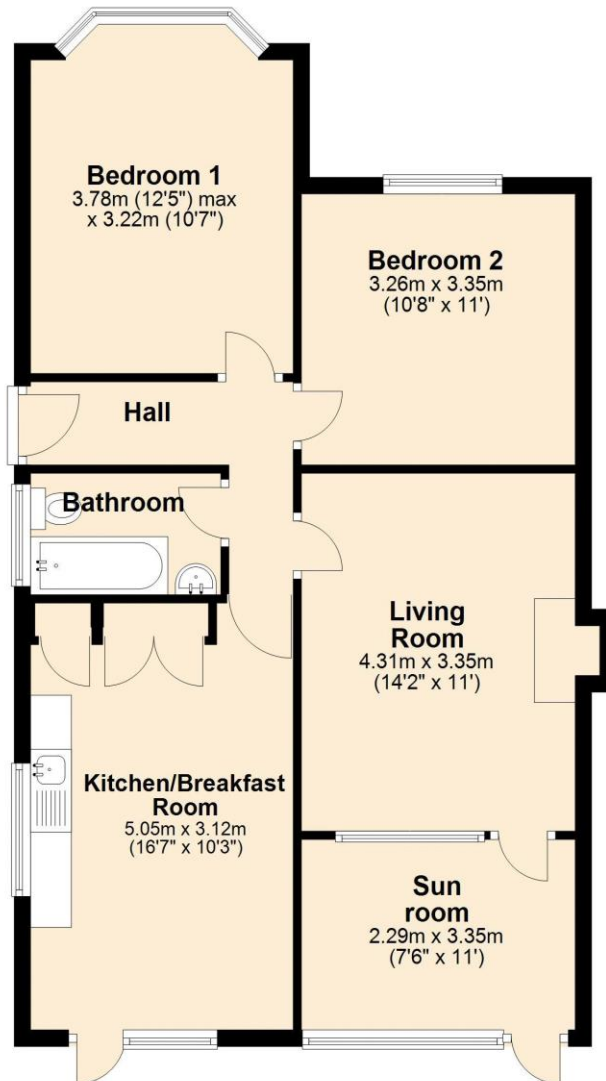


KEY FEATURES:

- Two Double Bedrooms ● Fitted Kitchen/Breakfast Room ● Sunroom ● 70ft Garden ●
- Driveway ● Close to Grimsdyke School ●

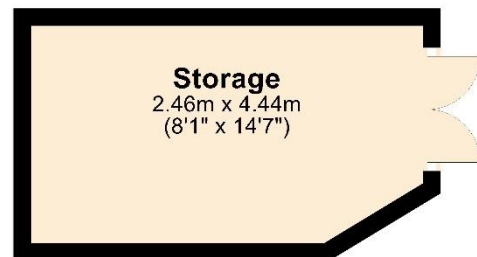
Ground Floor

Approx. 71.9 sq. metres (773.8 sq. feet)



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Approx. 10.6 sq. metres (113.8 sq. feet)



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Total area: approx. 71.9 sq. metres (773.8 sq. feet)

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