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**ROBERTSON
PHILLIPS**
Estate Agents



Hillview Road, Hatch End

Guide Price £1,475,000



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Stunning Five-Bedroom Detached Home – Hatch End, Middlesex A rare opportunity to acquire a recently built five-bedroom, four-bathroom detached residence, ideally situated in the sought-after area of Hatch End. Designed and finished to an exceptional standard, this modern home combines spacious interiors with elegant detailing throughout. The property offers a generous and versatile layout, featuring a large open-plan kitchen/dining/family room with doors opening directly onto the garden and patio, a separate reception room, study, utility room and a downstairs w/c. The five bedrooms are all well-proportioned, with three benefiting from en-suite bathrooms, alongside one further stylish family bathroom. Externally, the property is approached via a private driveway providing ample parking. To the rear, a beautifully maintained and mature garden extending to approximately 110ft provides a perfect setting for family life, entertaining, or simply relaxing in a peaceful environment. Located in a quiet residential road in Hatch End, the property is within easy reach of highly regarded schools including Grimsdyke primary, local shops, and excellent transport links into Central London.



Ground Floor

Entrance Hall

Spacious entrance with tiled flooring, underfloor heating, storage cupboard and stairs.

Study 10' 8" x 8' 10" (3.25m x 2.69m)

Lovely place to have a study overlooking the front drive and garden.

WC

Wall mounted wash hand basin, low-level WC and built in cupboard.

Dining Area 18' 10" x 10' 7" (5.74m x 3.22m)

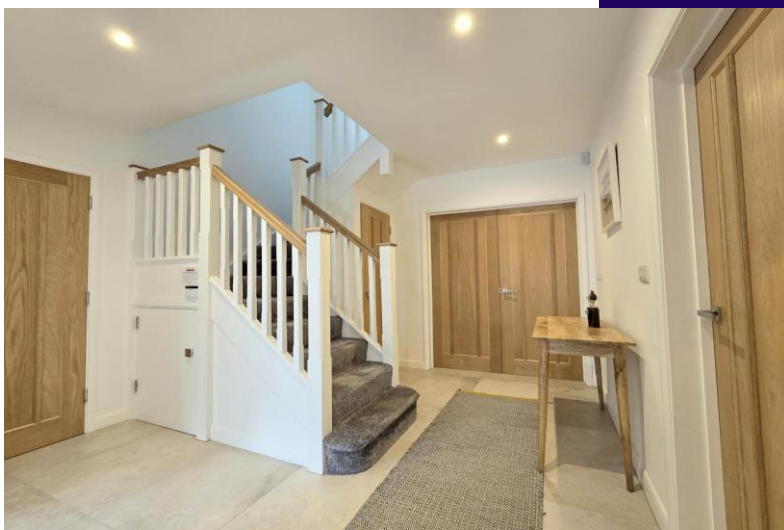
A bright space perfect for entertaining with lots of natural light, two windows to side, double glazed aluminium bi fold doors to garden, tiled underfloor heating throughout, open plan to kitchen and lounge.

Lounge 16' 4" x 10' 7" (4.97m x 3.22m)

Cosy lounge with working log burner and feature fireplace, underfloor heated tiled floor, obscure aluminium double glazed window to side and front, can be accessed from dining area via sliding pocket doors.

Kitchen 16' 5" x 12' 2" (5.00m x 3.71m)

Elegantly designed kitchen finished in white gloss, quartz worktops, quartz island, integrated dishwasher, double oven and fridge freezer, induction hob with extractor. Double glazed aluminium window to rear and door to utility.



Utility

Plumbing for washing machine, vent for tumble dryer, wall mounted boiler, sink and door to side.

First Floor

Landing

Spacious landing, double glazed aluminium window to front, stairs to second floor and door to Storage cupboard.

Bedroom 1 14' 7" x 10' 8" (4.44m x 3.25m)

Double glazed aluminium window to rear, carpeted with fitted wardrobes.

En-suite Shower Room

Tiled shower enclosure, vanity wash hand basin with storage under, low-level WC and heated towel rail fully tiled walls, obscure aluminium double glazed window to side.

Bedroom 2 10' 11" x 10' 8" (3.32m x 3.25m)

Double glazed aluminium window to rear, fitted wardrobe, carpeted, sliding door to en-suite shower room.

En-suite Shower Room

Tiled shower enclosure, vanity wash hand basin with storage under and fully tiled walls, low-level WC and heated towel rail, window to rear.

Bedroom 3 10' 8" x 10' 4" (3.25m x 3.15m)

Aluminium double glazed window to front, fitted carpet and fitted wardrobe.

Bedroom 4 10' 11" x 10' 6" (3.32m x 3.20m)

Aluminium double glazed window to front, fitted carpets and fitted wardrobe.

Family Bathroom

Bath with shower attachment and folding screen, wash hand basin vanity with storage under and fully tiled walls, low-level WC, heated towel rail, obscure double glazed aluminium window to side.

Landing

Window to side, door to:

Bedroom 5 17' 6" x 15' 4" (5.33m x 4.67m)

Light and spacious bedroom within the loft area, carpeted with skylights.

En-suite Bathroom

Bath with shower attachment and glass screen, vanity wash hand basin with storage under, fully tiled walls and low-level WC, heated towel rail, window to rear.

Eaves

Storage

Garden 110' 0" x 0' 0" (33.50m x 0.00m)

A perfect sized garden with an expansive patio, perfect for entertaining. Mainly laid to lawn with mature borders with a mixture of well-established shrubs and trees, shed positioned to the rear and access to front from both sides.

Front Drive & Garden

Parking for two vehicles, lawn and hedges.

Council Tax Band: G

EPC Rating: B

Tenure: Freehold

Facing: West Facing Rear

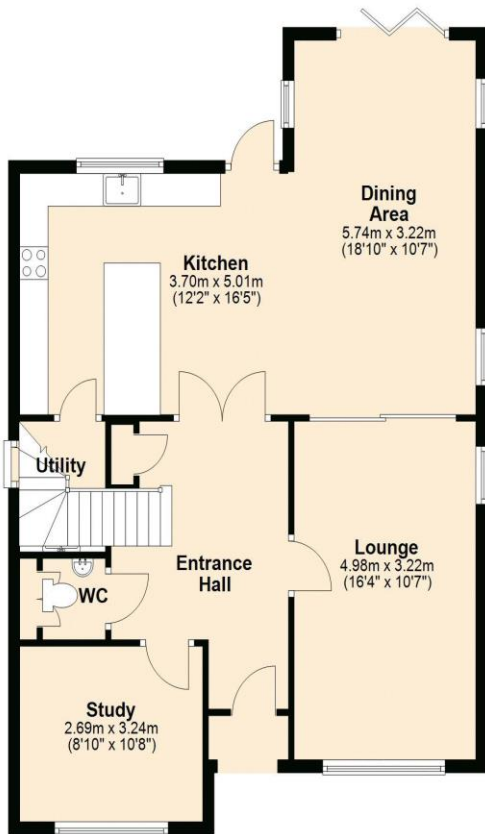


KEY FEATURES:

- Five Bedrooms ● Three Reception Rooms ● Four Bathrooms Including Three En - Suites ● Recently Built ● 110ft Garden ● Great Location
- No Onward Chain ●

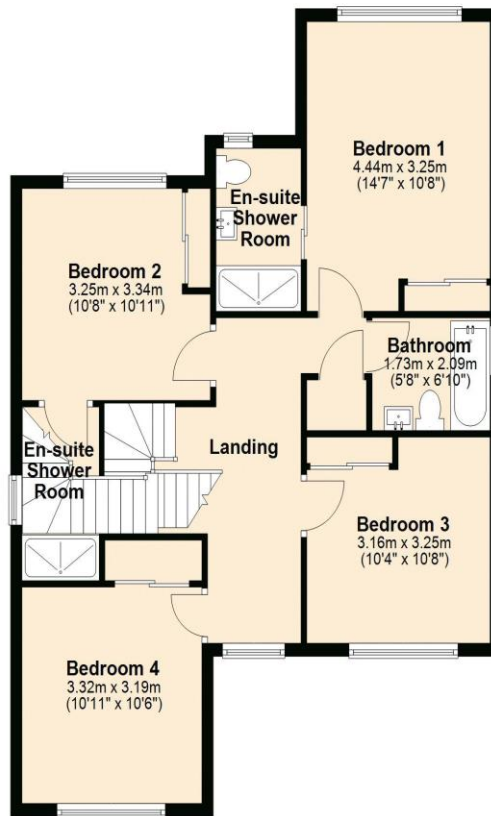
Ground Floor

Approx. 82.4 sq. metres (886.4 sq. feet)



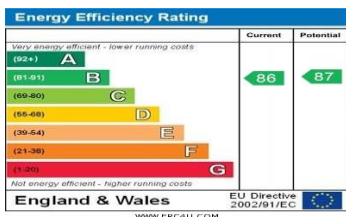
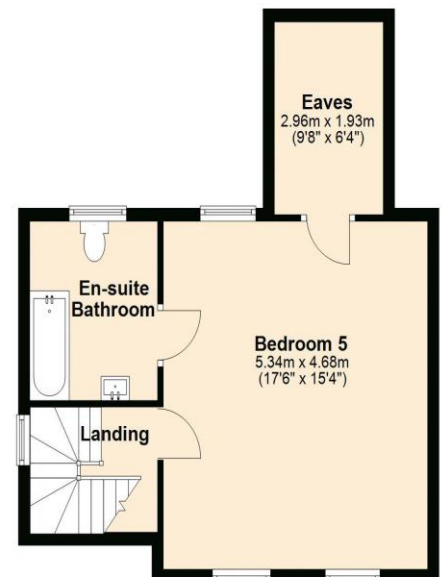
First Floor

Approx. 75.0 sq. metres (807.4 sq. feet)



Second Floor

Approx. 42.2 sq. metres (454.4 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.