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**ROBERTSON
PHILLIPS**
Estate Agents



Furham Feild, Hatch End

Guide Price £1,100,000



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Located in one of Hatch Ends sought after roads within the popular Hatch End Park Estate, this extended four-bedroom Comben & Wakeling family home is the ideal property for a family looking to renovate without having to extend.

Although requiring modernisation, the property has been well maintained over the years by the present owners and comprises living room, dining room, spacious fitted kitchen/breakfast room, cloakroom, four bedrooms, family wet room and en suite shower room.

Benefits include 100ft plus garden, double glazing and garage with electric up and over doors accessed via own drive.



Ground Floor

Porch with two windows to front, door to:

Hallway with two windows, storage cupboard under-stairs and w/c located understairs, door to:

Kitchen/Breakfast Room 5.69m (18'8") x 5.00m (16'5") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, two windows to rear, door to garden and garage.

Dining Room 4.50m (14'9") max x 3.75m (12'4") Generous room with bay window to front, door to hallway.

Living Room 6.73m (22'1") x 3.75m (12'4") Extended 22ft living room with double doors allowing direct access to the garden and patio.



Landing

First Floor

Bedroom 1 4.19m (13'9") x 2.77m (9'1") Although this isn't the biggest bedroom, it benefits from having its own en-suite bathroom.

Bedroom 2 4.57m (15') x 3.44m (11'4") Window to front, fitted bedroom suite with a range of fitted wardrobes.

Bedroom 3 4.45m (14'7") x 3.44m (11'4")

Bay window to rear, run of fitted wardrobes plus another double wardrobe.

Bedroom 4 2.80m (9'2") x 2.26m (7'5")

Window to front.

Wet Room; Fitted shower enclosure, high level w/c, vanity wash hand basin, window to rear.

En-suite Shower Room

Window to rear, single shower enclosure, low level w/c vanity wash hand basin, fitted cupboards.

Garage

Remote-controlled electric up and over roller doors, door.

Garden; In access of 100ft – comprising patio, well established shrubs and borders, lawn area, potting shed and large storage shed.

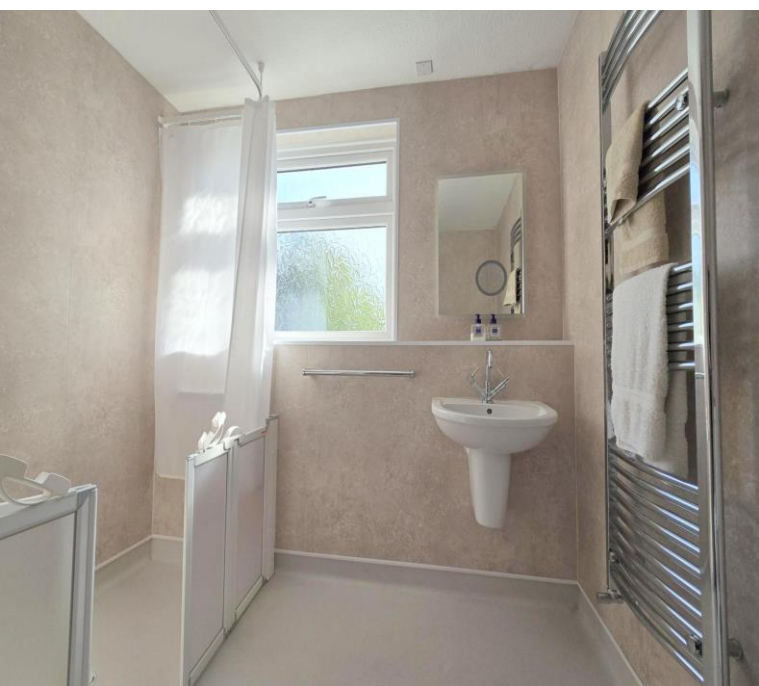
Front Garden/Driveway – Parking for two vehicles, lawn, flower beds and mature shrubs.

Council Tax Band: G

EPC Rating: D

Tenure: Freehold

Garden Facing: South/East

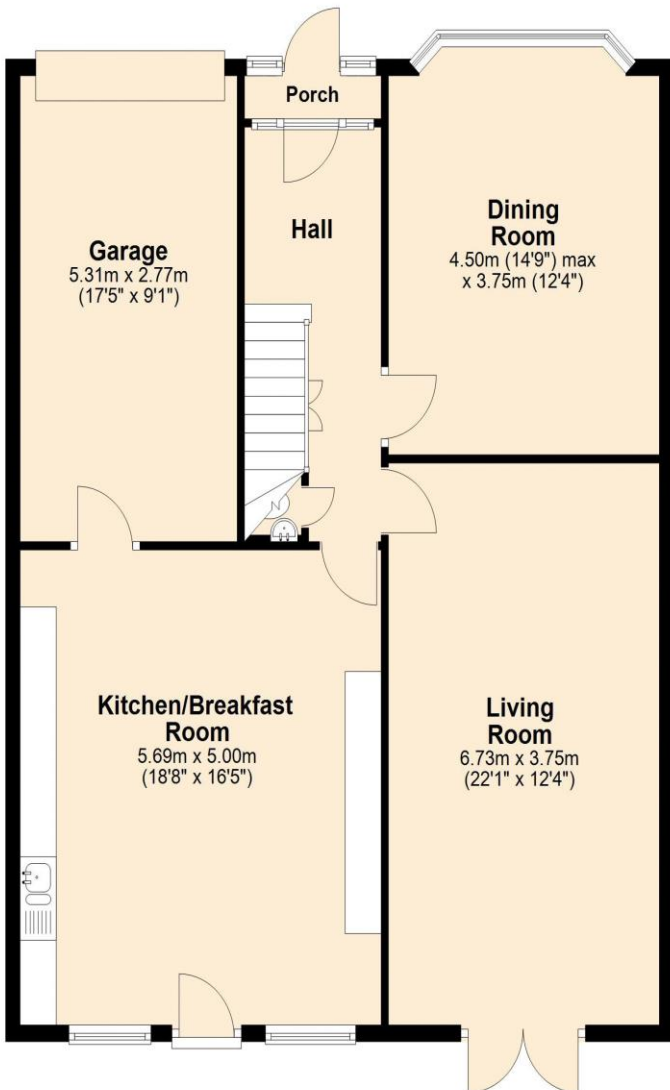


KEY FEATURES:

- Four Bedrooms ● Two Receptions ● Spacious Fitted Kitchen/Breakfast Room ● En-Suite Shower Room ● Family Wet Room ● Garage
- Driveway ● 100ft Plus Garden

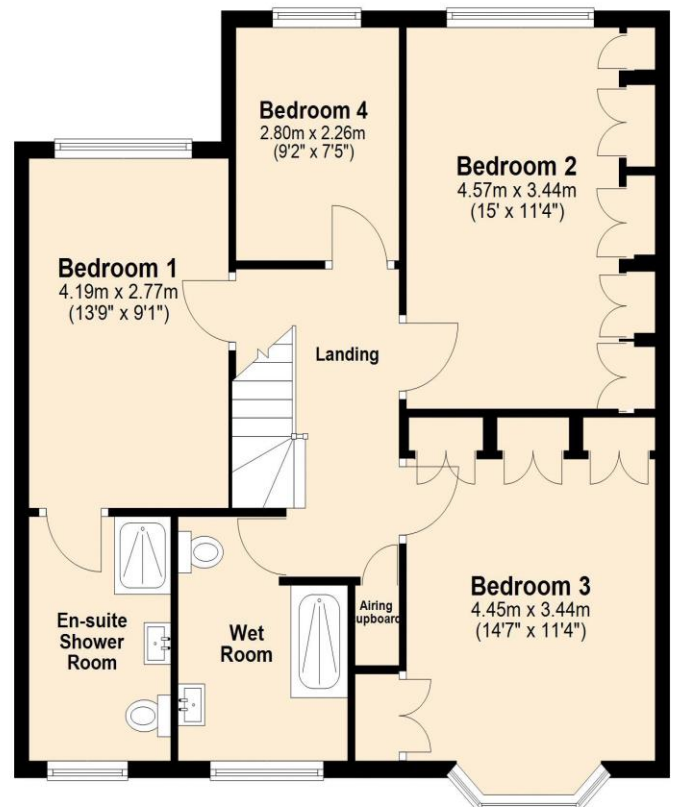
Ground Floor

Approx. 98.7 sq. metres (1062.9 sq. feet)



First Floor

Approx. 65.4 sq. metres (704.2 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.