

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122

Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Maycroft, Pinner

£735,000



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A bright Two Bedroom extended Detached Bungalow located in a quiet residential road, yet within easy reach of local schools such as Harlyn Primary, transport including Metropolitan Underground at Northwood Hills, and a selection of shops and restaurants. The property offers huge scope for further expansion (stpp) and currently comprises two double bedrooms, shower room/wc, lounge area opening to fitted kitchen/dining room overlooking garden. Features include double glazing, gas central heating with New combination boiler, secluded garden, garage and parking via own drive.

NO UPPER CHAIN.



Entrance Hall

Storage cupboard and loft access.

Shower Room

Spacious well fitted shower room with tiled shower enclosure, vanity wash hand basin with storage cupboard under, low-level WC, heated towel rail, wall mounted medicine cabinet, fully tiled walls, window to side and storage cupboard.

Bedroom One 4.57m (15') x 3.28m (10'9") into bay.

Bright room with bay window to front and range of fitted wardrobes.

Bedroom Two 3.38m (11'1") x 3.32m (10'11")

Window to front and range of fitted wardrobes.



Kitchen 3.50m (11'6") x 3.11m (10'2") max
Excellent fitted kitchen with ample wall and base Howdens units with underlighting.
Integrated gas hob and Neff double oven.
Washing machine, tumble dryer and cupboard housing new Vaillant combination central heating boiler. Window to side, open plan to;
Kitchen area 3.11m (10'2") x 2.92m (9'7")
Further Howdens fitted units with breakfast bar, 1+1/2 bowl stainless steel sink, integrated dishwasher, fridge/freezer, window to rear and door to side access.
Dining Area 3.83m (12'7") x 2.92m (9'7")
Double glazed double doors to garden.
Open to:

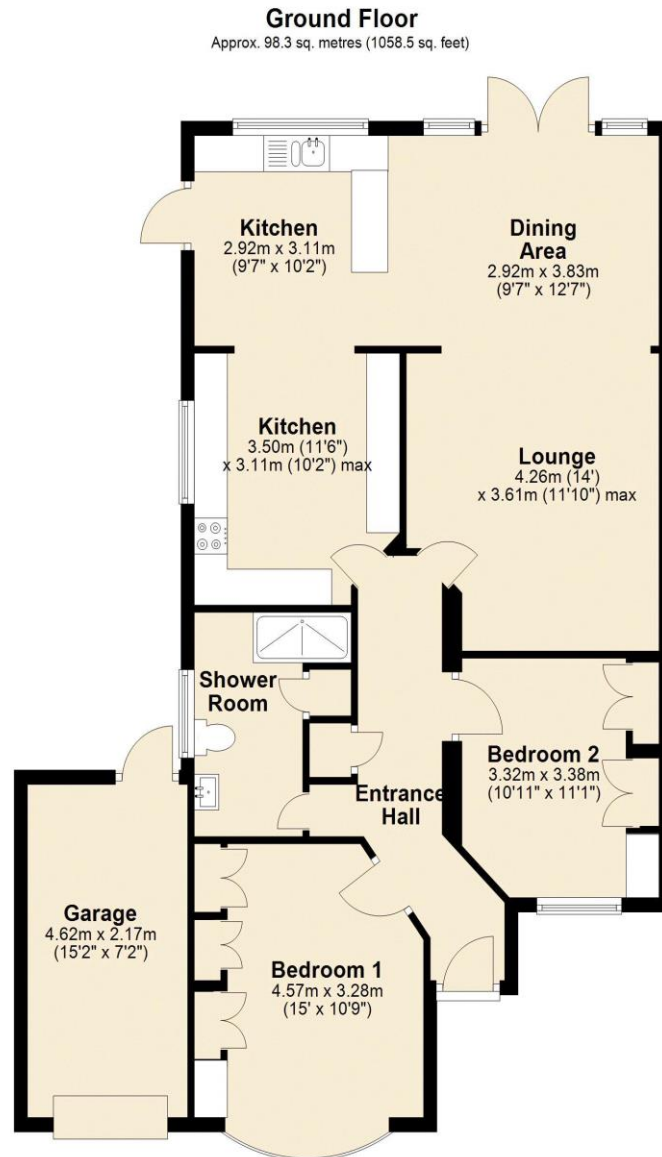
Lounge 4.26m (14') x 3.61m (11'10") max
Restful sitting area with feature fireplace and door to hallway.
Garage
With up and over door and parking via own drive.
Garden 63' 0" x 36' 0" (19.19m x 10.96m)
Large patio area, garden tap and side access.

Council Tax
Band F.... Hillingdon
Freehold

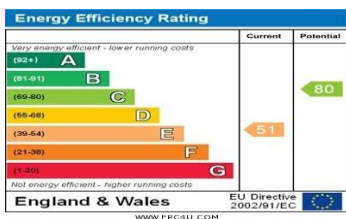


KEY FEATURES:

- Two Double Bedrooms ● Spacious Shower room/wc ● Howdens Fitted Kitchen with appliances ● Open plan lounge/diner ● Double Glazing ● Secluded Garden
- Garage & parking via own drive ● No Upper Chain



Total area: approx. 98.3 sq. metres (1058.5 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.