

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**  
Estate Agents



Furham Feild, Pinner

Guide Price £825,000



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**GREAT OPPORTUNITY TO EXTEND....**A Three Bedroom semi detached Comben & Wakeling property built in the 1930s and situated on the popular Hatch End Park Estate. Local shops, sought after schools, parks and station are all within walking distance. Comprising lounge, dining room, kitchen, three bedrooms, bathroom and separate wc. There is a secluded south/west facing 75ft garden, garage and own drive. The property is in need of refurbishment, with scope to extend STPP.



Ground Floor

**Porch**

Double door with two windows to front, door to:

**Hall**

Door to hall, window to side, Storage cupboard, stairs, door to:

**Dining Area** 12' 3" x 11' 1" (3.73m x 3.38m)

Bay window to rear with door to garden.

**Lounge** 14' 2" x 12' 2" (4.31m x 3.71m)

Window to front, fireplace, bi-fold door to:

**Kitchen** 9' 9" x 8' 7" (2.97m x 2.61m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink, plumbing for automatic washing machine, space for fridge/freezer, electric fan assisted oven, four ring electric hob with pull out extractor hood over, window to rear, door to garden.





#### Landing

Window to side, door to:

#### WC

Window to side, low-level WC.

#### Bathroom

Suite with tiled shower enclosure with glass screen and pedestal wash hand basin.

Bedroom 1 14' 7" x 11' 7" (4.44m x 3.53m)

Window to front, fitted bedroom suite with a range of wardrobes.

Bedroom 2 12' 3" x 11' 1" (3.73m x 3.38m)

Bay window to rear, fitted bedroom suite with a range of wardrobes.

Bedroom 3 9' 9" x 7' 5" (2.97m x 2.26m)

Window to front, Storage cupboard and box window.

Rear Garden 75' 0" x 0' 0" (22.84m x 0.00m)

Mainly laid to lawn with a mixture of mature shrubs, trees and patio. Shed behind garage, green house and shed positioned at the bottom of the garden but both require maintenance.

Garage 15' 7" x 7' 3" (4.75m x 2.21m)

Double opening doors to front and door to rear.

#### Driveway/Front Garden

Off street parking with potential to create a wider driveway.

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

Facing: South/West

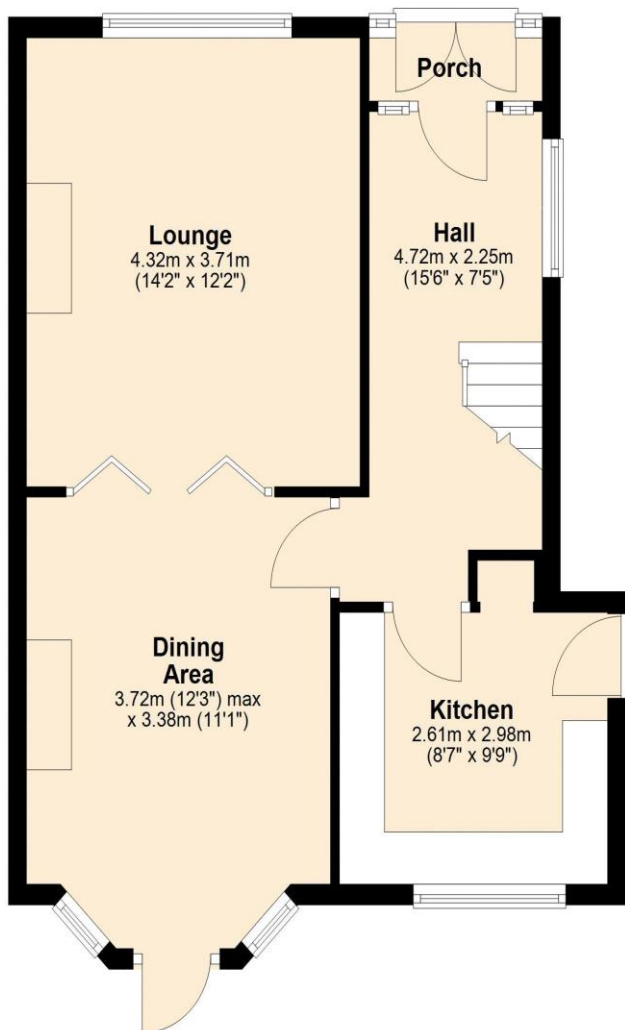


## KEY FEATURES:

- Three Bedrooms ● Two Receptions ● Fitted Kitchen ● Shower Room ● 75ft Garden
- Garage
- Potential to Extend STPP ● No Onward Chain

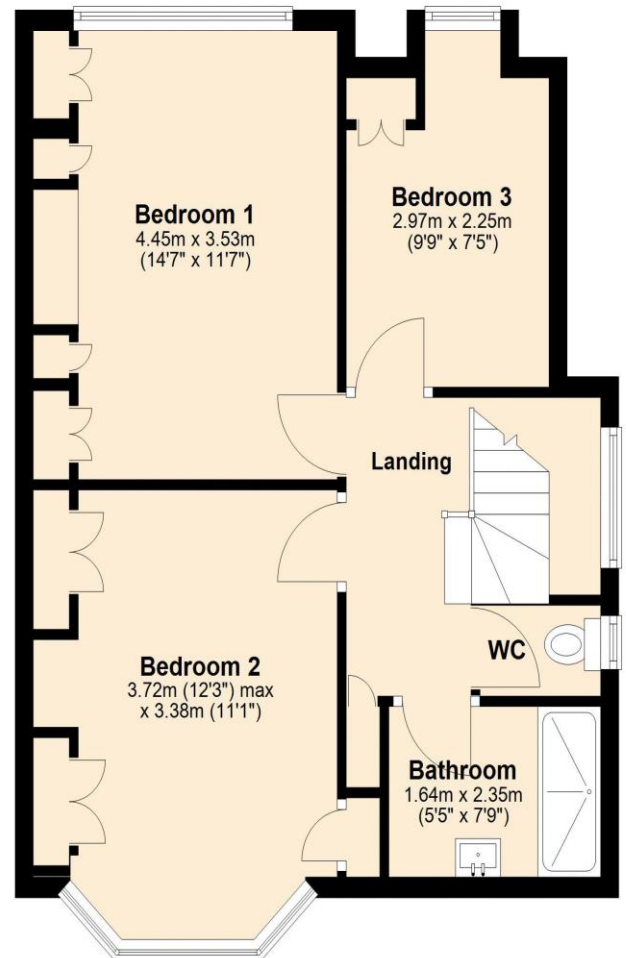
### Ground Floor

Approx. 49.7 sq. metres (535.2 sq. feet)



### First Floor

Approx. 50.4 sq. metres (542.6 sq. feet)



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 79 C      |
| 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.