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**ROBERTSON
PHILLIPS**
Estate Agents



Park View, Hatch End

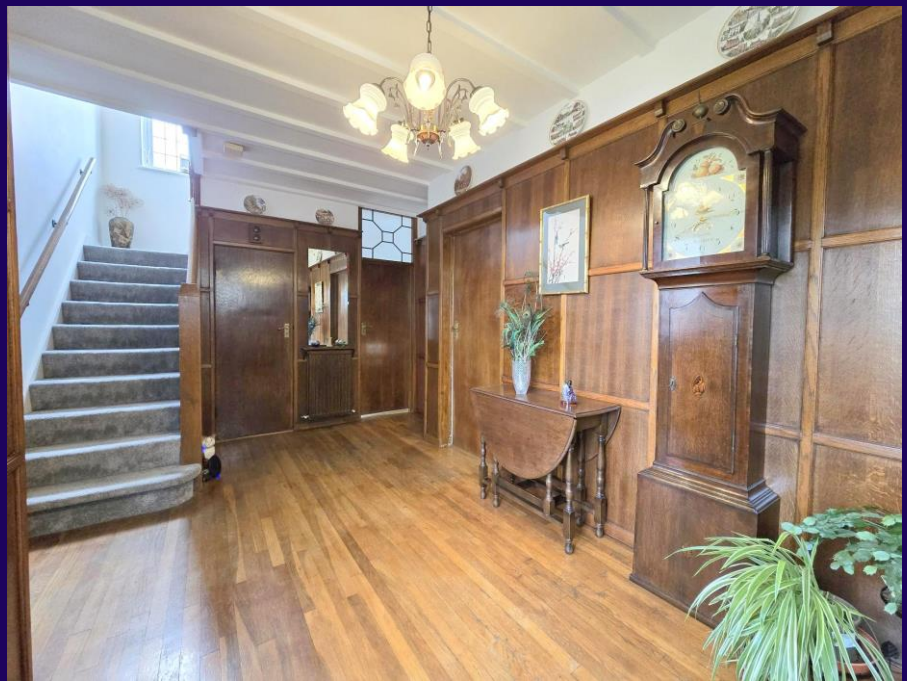
Guide Price £1,195,000



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Nestled in a sought-after residential road in Hatch End, this charming four-bedroom extended detached family home offers generous living space, stylish interiors, and a peaceful outlook over green allotment land to the rear. The property has been thoughtfully extended and modernised to provide a perfect balance of comfort and contemporary family living. The ground floor features a welcoming entrance hall leading to a spacious family area flooded with natural light, a generous second reception room, downstairs w/c, utility room with access to the garden and a generous study. From the family room at the rear large French doors open directly onto a beautifully landscaped garden that enjoys a tranquil open aspect backing onto allotments—offering privacy and a lovely green backdrop. Upstairs, the home boasts four well-proportioned bedrooms and a modern family bathroom. Further benefits include a private driveway with off-street parking and potential for further extension (STPP). Located within easy reach of Hatch End's popular High Street, the property is convenient for excellent local schools, transport links (Hatch End Overground & Pinner Underground stations), and a range of shops, cafés, and restaurants. This is an ideal opportunity for those seeking a spacious, well-presented home in a peaceful yet well-connected location, with the rare advantage of open green views to the rear.



Entrance Hall

Obscure window to side, two windows to front, stairs, door to:

Lounge 15' 11" x 13' 8" (4.85m x 4.16m)

Double glazed windows to front and double glazed leaded light window to side with stained glass.

Lobby

Open plan to:

WC

Window to side. Low level wc, vanity wash hand basin and half tiled walls.

Utility 9' 9" x 6' 5" (2.97m x 1.95m)

Plumbing for washing machine and tumble dryer, double glazed window and door to garden. Fitted units and sink.

Office 12' 11" x 11' 11" (3.93m x 3.63m) into bay.

Double glazed windows to front.

Kitchen/Dining/Family Room 22' 2" x 20' 3" (6.75m x 6.17m)

Range of fitted units with Quartz worktops and island with gas hob and extractor. Integral freezer, dish washer and oven. Free standing fridge/freezer. Cupboard housing Vailant central heating boiler, double glazed windows and double glazed double doors with electric blinds to garden. Inset gas real flame feature fire.

First Floor

Landing

Window to side, airing cupboard and loft access.

Bedroom One 16' 2" x 13' 11" (4.92m x 4.24m)

Double glazed window to front and range of fitted wardrobes.

Bedroom Two 13' 8" x 11' 8" (4.16m x 3.55m)

Double glazed window to rear.

Bedroom Three 12' 7" x 9' 0" (3.83m x 2.74m) into bay.

Double glazed window to front.

Bedroom Four 10' 2" x 8' 6" (3.10m x 2.59m)

Double glazed bay window to rear.

Bathroom

Obscure double glazed window to side, corner shower cubicle, bath, vanity wash hand basin, heated towel rail and fully tiled walls.

Separate WC

Window to side, low level wc and heated towel rail.

Garden Approx 83' 0" (25.28m)

Brick built outbuilding 11'6"x 6'8", garden shed, side access, lawn leading down to gate with access to allotment land. Client rents from the council for £30p.a.

Parking

Two spaces via own drive.

Council Tax Band: G

EPC Rating: To be confirmed

Tenure: Freehold

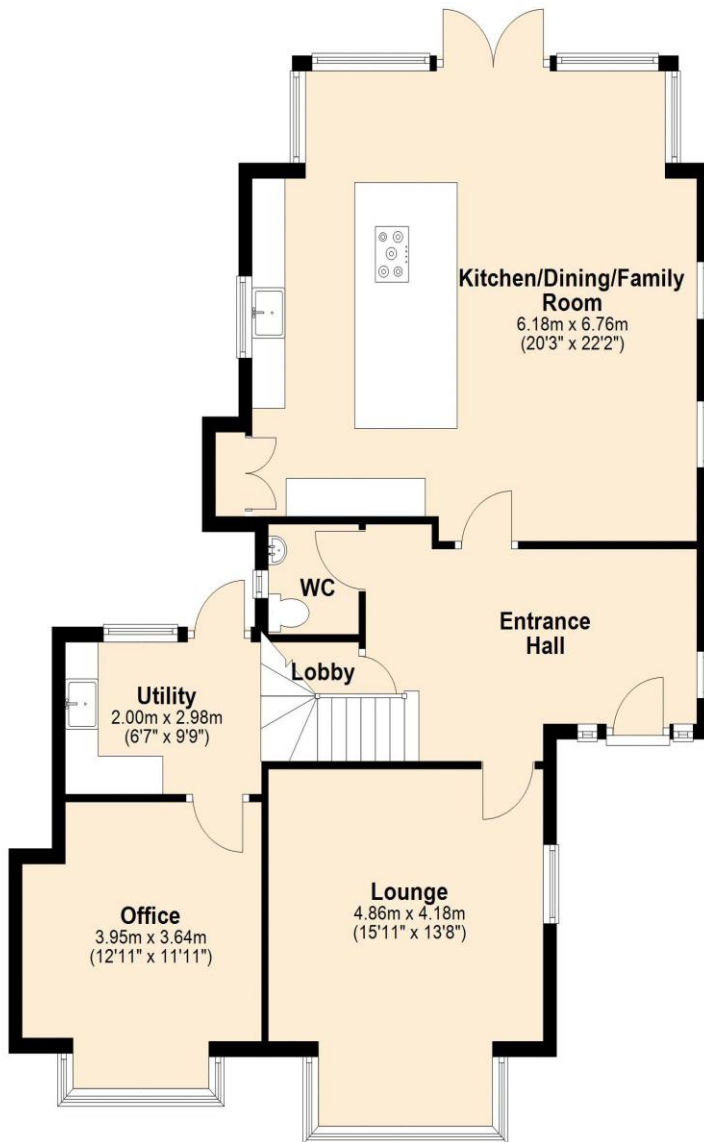


KEY FEATURES:

- Four Bedrooms ● Two Receptions ● Extended Family Room ● Study ● Driveway ●
- Landscaped Garden with Extended Area to The Rear ● Walking Distance To Hatch End Broadway

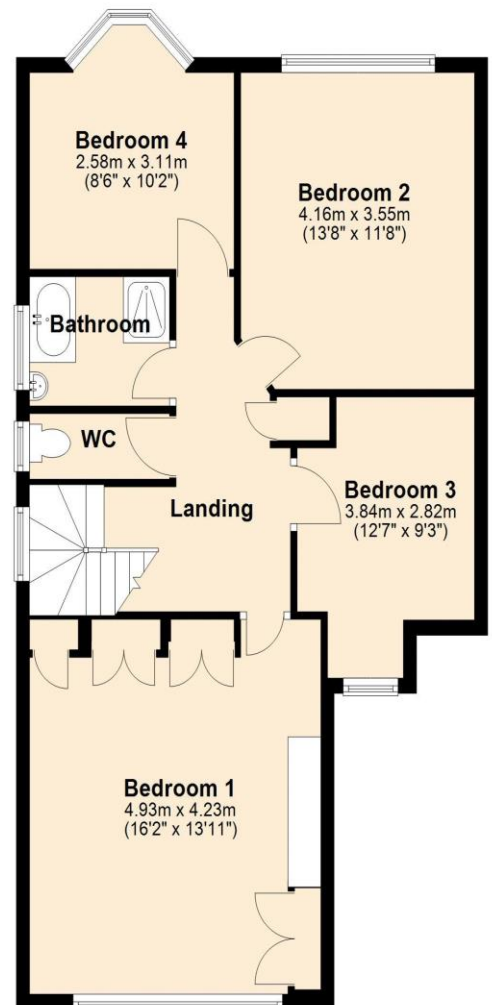
Ground Floor

Approx. 95.1 sq. metres (1023.8 sq. feet)



First Floor

Approx. 69.5 sq. metres (747.9 sq. feet)



Total area: approx. 164.6 sq. metres (1771.7 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.