

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Hurrell Drive, Harrow

£1,895 P.C.M

Key Features include:

- Two Double Bedrooms
- Semi Detached
- Gas Central Heating
- Double Glazing
- Wireless Alarm
- Rear Garden
- Off Street Parking
- Part Furnished

Property Overview:

This rarely available and contemporary **TWO DOUBLE** bedroom semi detached house is ideally situated in a recently built development close to **Headstone Lane** overground station allowing swift access into **Central London**. **PART FURNISHED**

Accommodation:

Entrance Hall

Window to front, laminate flooring, stairs and door to:-

Kitchen 8' 9" x 7' 8" (2.66m x 2.34m)

Fitted with a matching range of modern base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, fridge/freezer, slimline dishwasher, washing machine and window to front.

Utility Area 7' 8" x 4' 6" (2.34m x 1.37m)

Large storage area.

WC

Low level flush WC and small wash hand basin.

Lounge/Dining Room 14' 9" x 12' 9" (4.49m x 3.88m)

Window to rear, laminate flooring, TV cabinet, book case, curtains and double door leading to garden.

Landing

Storage cupboard, fitted carpet and door to:-

Principal Bedroom 15' 0" x 9' 9" (4.57m x 2.97m)

Two windows to front, curtains, open storage cupboard, fitted carpet, fitted wardrobe with sliding doors and study area with desk.

Bedroom 2 15' 0" x 9' 2" (4.57m x 2.79m)

Window to rear, curtains, wardrobe with sliding doors and fitted carpet.

Bathroom

Fitted with modern three piece suite comprising deep panelled bath with shower attachment, pedestal wash hand basin, low-level flush WC, tiled surround, three mirrored cabinets and laminate flooring.

Outside

Off street parking for two cars to front and rear garden with astro turf.

Council Tax Band: D EPC Rating: B



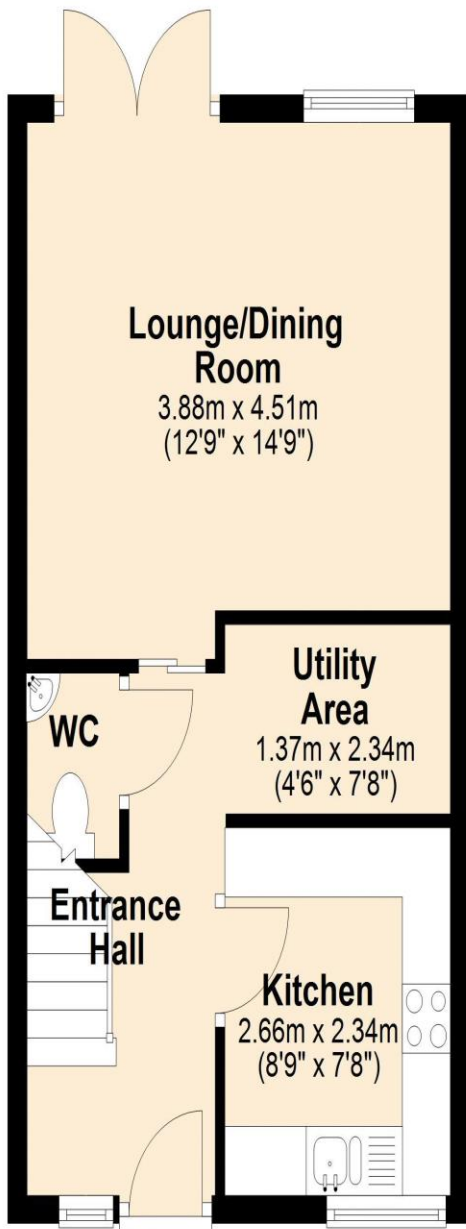


To arrange a viewing call:
020 8421 4847

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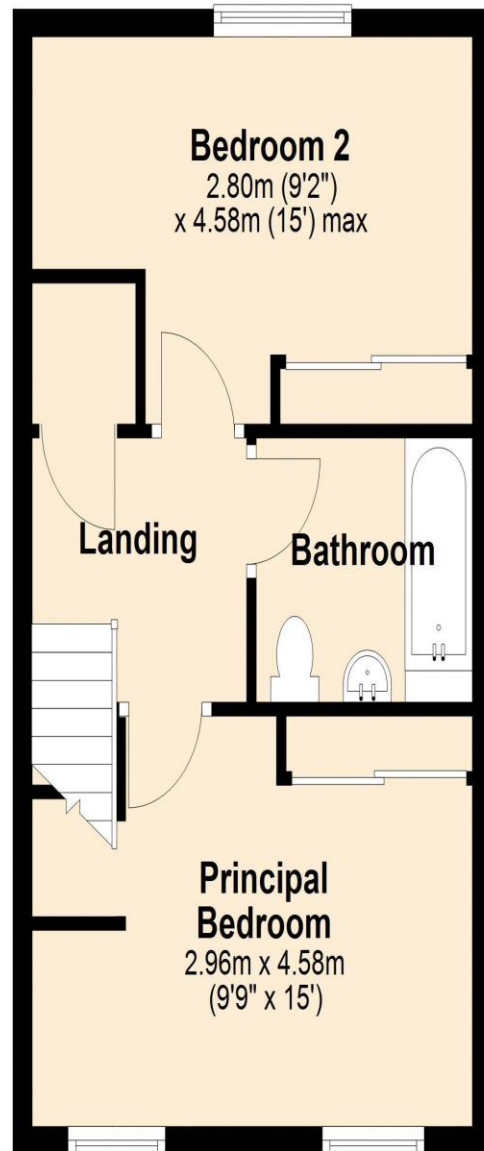
Ground Floor

Approx. 34.5 sq. metres (371.6 sq. feet)



First Floor

Approx. 36.0 sq. metres (387.4 sq. feet)



Total area: approx. 70.5 sq. metres (759.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		97
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.