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Hillview Close, Hatch End

£730,000



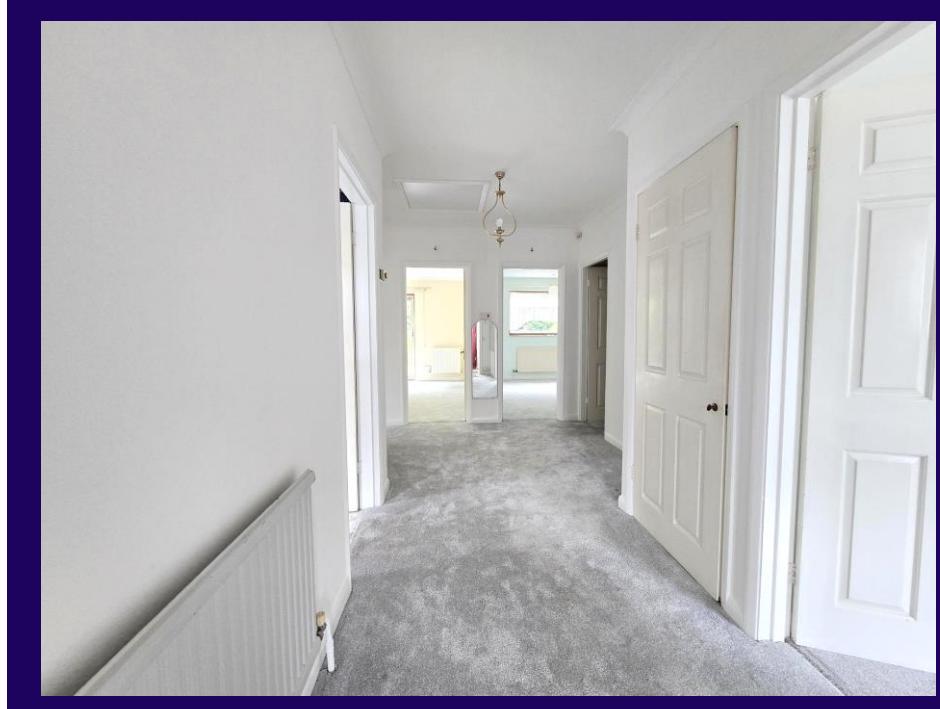
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Attractive Three Bedroom Detached Bungalow situated in the heart of Hatch End with access to local shops, fine dining restaurants, transport including station and Grimsdyke School catchment.

Comprising entrance hall, cloakroom, spacious lounge overlooking garden, kitchen, three bedrooms and shower room/wc. Features include double glazed windows, detached garage via own drive and gardens to front and rear.

There is No Upper Chain and some refurbishment is required.



#### Entrance Porch

Door to;

Cloakroom

Low level wc with integral wash hand basin, window to side.

#### Entrance Hall

Airing cupboard and storage cupboard.

Lounge 14' 6" x 13' 8" (4.42m x 4.16m)

Sliding doors to garden

Kitchen 11' 8" x 11' 3" (3.55m x 3.43m)

In need of refurbishment with fitted units, window to front and door to side. Wall mounted Potterton boiler. (Not working)



**Bedroom One** 13' 8" x 12' 5" (4.16m x 3.78m)

Window to rear, range of fitted wardrobes.

**Bedroom Two** 11' 10" x 10' 0" (3.60m x 3.05m)

Window to front.

**Bedroom Three** 10' 7" x 8' 4" (3.22m x 2.54m)

Window to side and fitted wardrobe.

**Shower Room**

Tiled shower enclosure, vanity wash hand basin, low level wc, heated towel rail, fully tiled walls and window to side.

**Detached Garage** 17' 11" x 8' 4" (5.46m x 2.54m)

Detached garage to side approached via own drive.

**Garden**

Secluded gardens to front and rear with side access

**Freehold**

**EPC Rating D**

**Council Tax Band F**

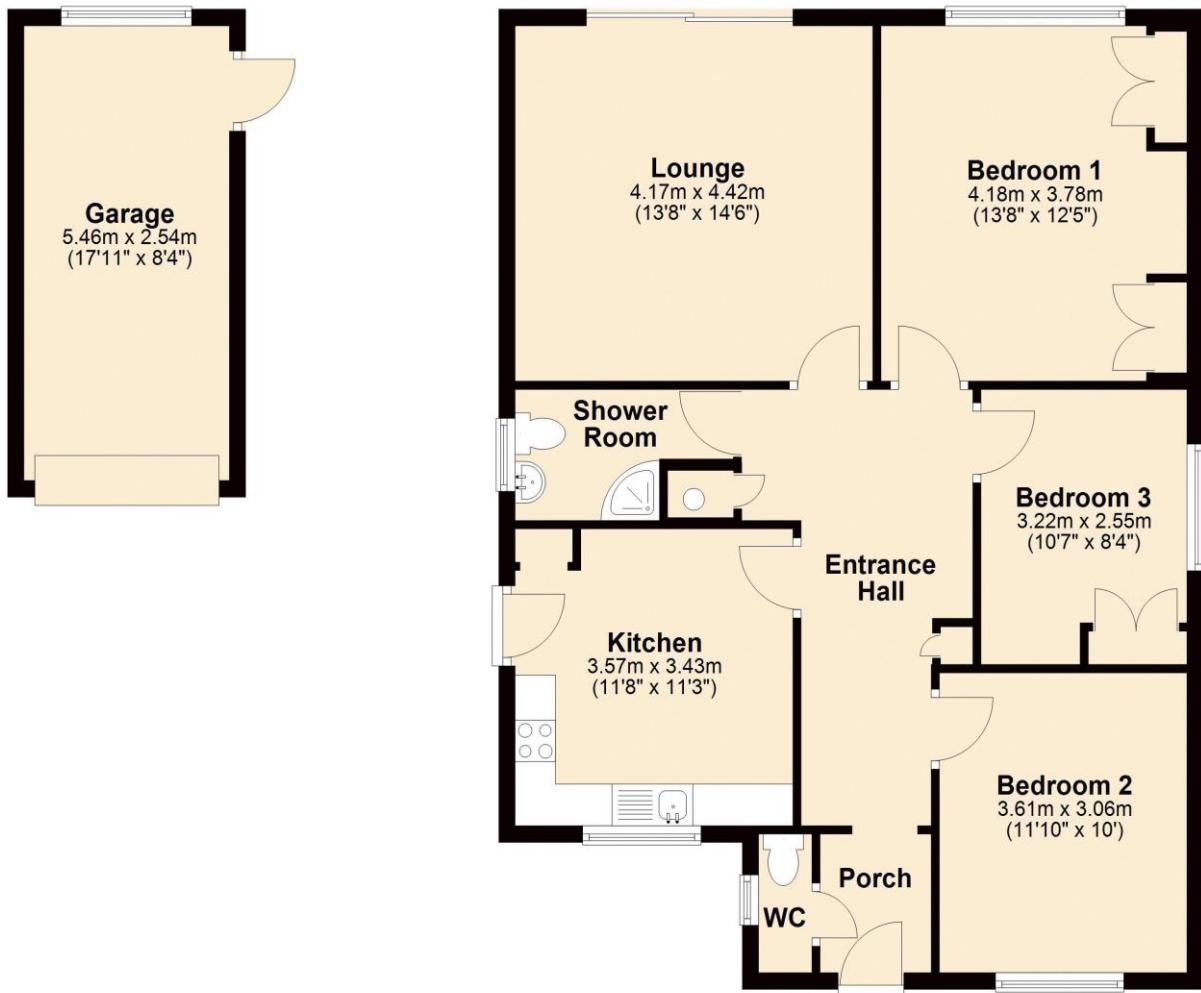


## KEY FEATURES:

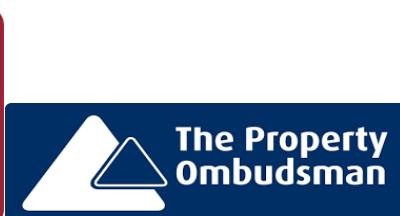
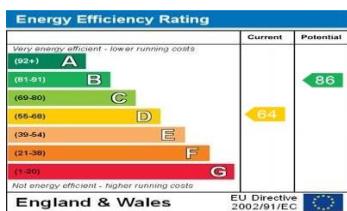
- Three Bedrooms
- Spacious Lounge
- Shower room/wc
- Detached Garage
- No Upper Chain

### Ground Floor

Approx. 103.1 sq. metres (1109.3 sq. feet)



Total area: approx. 103.1 sq. metres (1109.3 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.