

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

**262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS**
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Hatch End : 020 8428 7161
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Pinner : 020 8866 7151



Est. 1991



Woodridings Close, Hatch End

£1,575

Key Features include:

- Two Bedrooms
- First Floor
- Gas Central Heating
- Private Garden
- Double Glazing
- Permit Parking
- Part Furnished

Property Overview:

Set in a secluded close off Hatch End High Street, this well presented TWO DOUBLE bedroom first floor apartment is moments from sought after shops, bars and overground station also being within walking distance to Pinner High Street.
PART FURNISHED

Accommodation:

Landing

Carpet, door to: -

Kitchen

Fitted with a range of high and low level units. Appliances include gas hob, electric oven, extractor hood, washing machine and fridge freezer.

Bathroom

Modern suite includes bath with shower above and glass screen, low level flush WC, wash hand basin and heated towel rail.

Master Bedroom 12' 8" x 9' 8" (3.86m x 2.95m)

Double room overlooking garden, carpet, curtains, double bed frame with mattress and range of wardrobes.

Lounge 15' 0" x 13' 3" (4.57m x 4.04m)

Carpet, curtains. Door to:

Bedroom Two 11' 1" x 9' 8" (3.38m x 2.95m)

Double room accessed via lounge with built in storage cupboard. Carpet and curtains.

Garden

Private rear garden with lawn area and storage shed.

Council Tax Band: D EPC Rating: C





To arrange a viewing call:

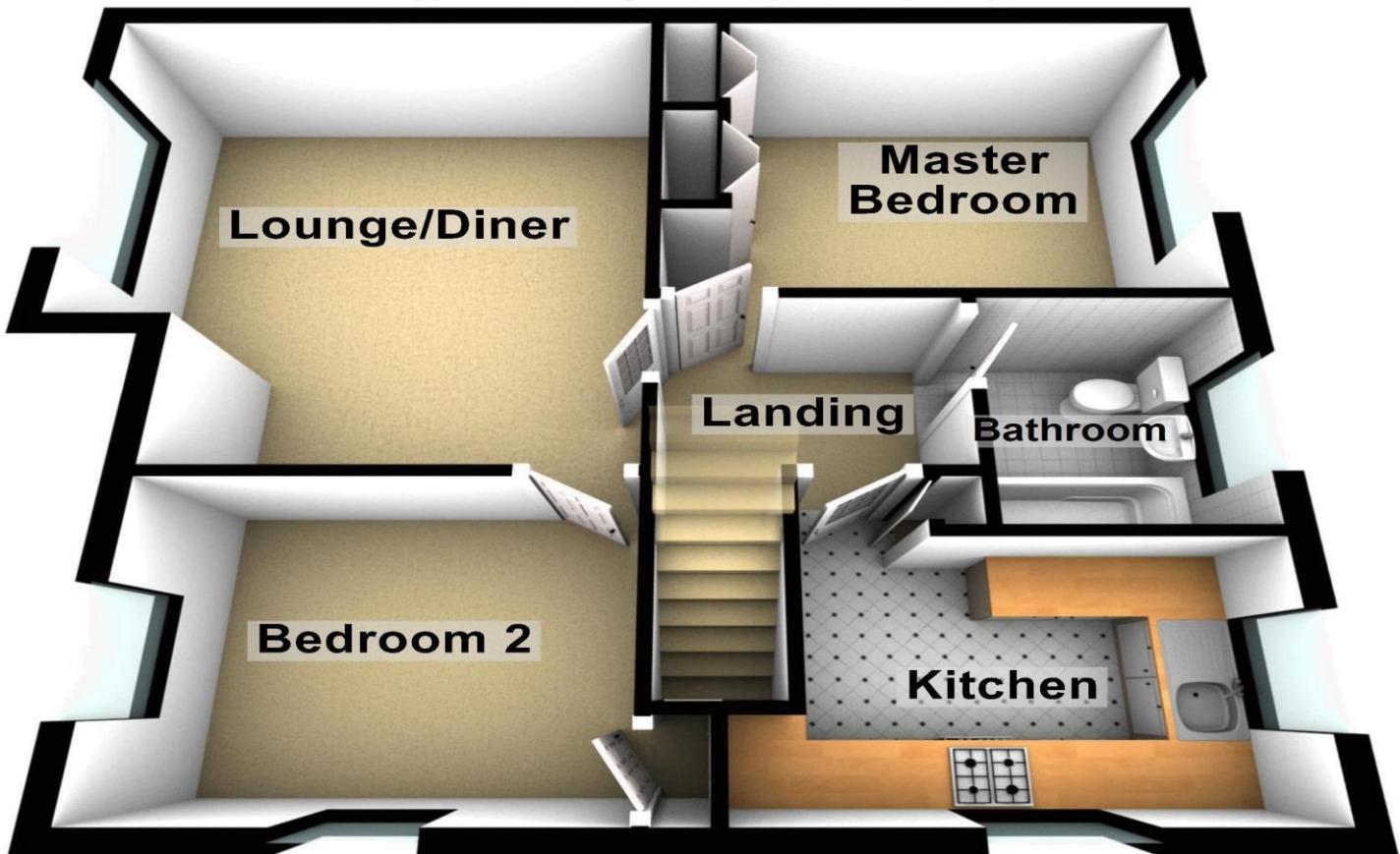
020 8421 4847

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First Floor

Approx. 54.2 sq. metres (583.5 sq. feet)



Total area: approx. 54.2 sq. metres (583.5 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.