

ROBERTSON PHILLIPS  
Estate Agents, Valuers,  
Lettings and Property Management

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

Email: [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Harrow: 020 8863 1122  
Lettings: 020 8421 4847

  
ROBERTSON  
PHILLIPS  
Estate Agents



Park View, Hatch End

£997,000



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A Four Bedroom Detached family home situated on one of Hatch Ends most sought after roads. A selection of local shops, fine dining restaurants, schools (including Grimsdyke First & Middle) and station are all within walking distance. There are many original features to be admired including timber panelled walls with plate racks and stained glass leaded light door panels.

The property comprises entrance lobby leading to an impressive entrance reception, cloakroom, sitting room, dining room, kitchen and enclosed side storage area. Upstairs are four bedrooms, bathroom and separate wc. There is a generous secluded garden and garage via own drive. Some updating is required. There is No Upper Chain.



#### Entrance Vestibule

Double glazed leaded light windows and door to:

Reception Hall Approx 18' 8" x 15' 10" (5.69m x 4.82m)

Impressive very spacious reception with leaded light windows stained glass windows to side, under stairs cupboard housing central heating boiler, panelled walls and plate racks.

#### Cloakroom

Wash hand basin, wc and window to side.

Dining Room 14' 8" x 14' 0" (4.47m x 4.26m)

Double glazed leaded light window to front, door with feature stained glass panel. Fireplace.

Lounge 18' 3" x 12' 7" (5.56m x 3.83m) into bay  
Double glazed windows and double doors to garden, fireplace and door with feature stained glass panel.

Kitchen 16' 2" x 8' 4" (4.92m x 2.54m)





Windows to rear and side, fitted units with inset sink with waste disposal, two integrated fridges, oven, grill, four ring hob and dishwasher. Door to:

Laundry Room/storage area 23' 3" x 5' 5" (7.08m x 1.65m) max- side 3'6"

Double glazed double doors to garden, door to front, plumbing for washing machine.

#### Landing

Leaded light window to side, airing cupboard and loft access.

Bedroom One 20' 4" x 11' 3" (6.19m x 3.43m)

Double glazed window to rear and side, fitted wardrobes.

Bedroom Two 15' 2" x 14' 0" (4.62m x 4.26m) into bay.

Double glazed leaded light window to front.

Bedroom Three 14' 8" x 8' 3" (4.47m x 2.51m)

Double glazed leaded light window to side and front.

Bedroom Four 10' 6" x 10' 1" (3.20m x 3.07m) into bay.

Bay window to rear.

#### Bathroom

Obscure double glazed leaded light window to side. Bath, corner shower enclosure, bidet and vanity wash hand basin.

WC

Window to side. Low level wc.

Garden Approx 91' 0" (27.72m )

Secluded garden with mature trees and shrubs, lawn area, patio, garden tap, greenhouse, brick building to rear ( possible gym/office) garden shed and door to garage.

Garage 17' 3" x 8' 10" (5.25m x 2.69m)

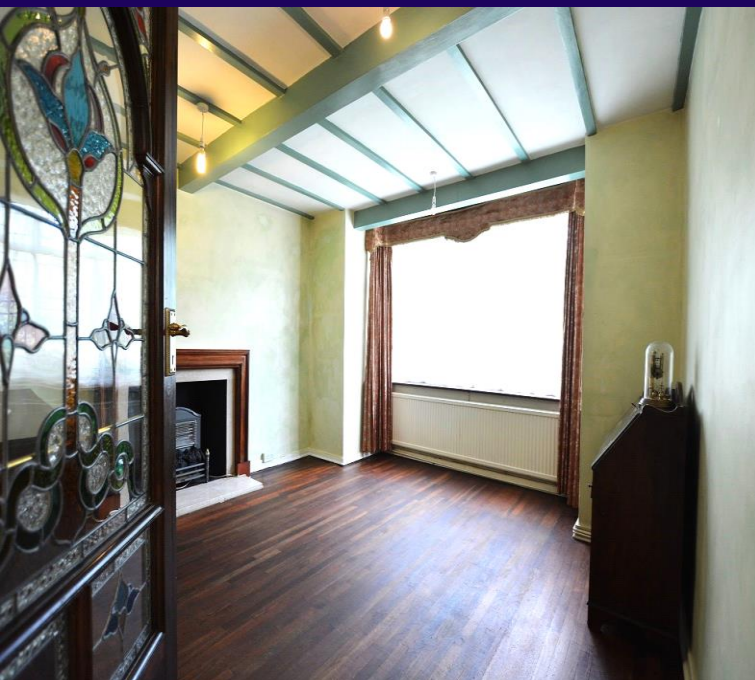
Electric door, power, light and meters. Approached via brick paved drive with car port.

Parking

Via own brick paved drive with car port.

Freehold. Council Tax Band G

EPC Rating:



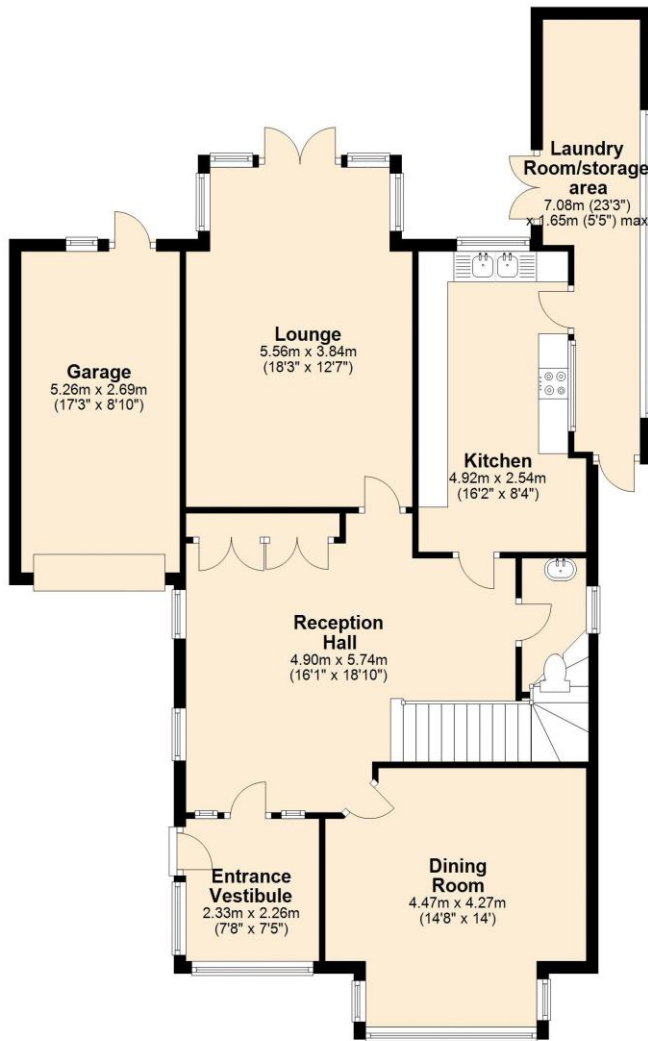


## KEY FEATURES:

- Four Bedrooms ● Huge Reception Hall ● Lounge & Dining Room ● Fitted Kitchen ● Cloakroom ● 91' Secluded Garden ● Garage ● No Upper Chain

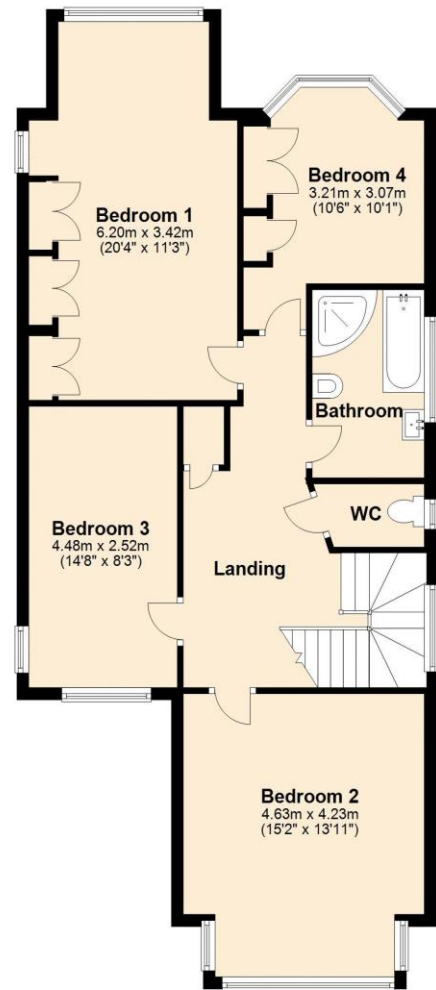
### Ground Floor

Approx. 110.1 sq. metres (1184.7 sq. feet)

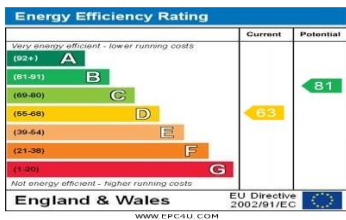


### First Floor

Approx. 85.3 sq. metres (918.2 sq. feet)



Total area: approx. 195.4 sq. metres (2102.9 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.