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**ROBERTSON  
PHILLIPS**  
Estate Agents



Hillview Road, Hatch End

£1,075,000



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Attractive well maintained Five Bedroom, Two Bathroom semi detached family home situated on this very sought after road in the heart of Hatch End. A selection of local shops, fine dining restaurants, schools (including Grimsdyke School catchment) and station are all within easy reach. Approached via a brick paved driveway, the property comprises cloakroom, lounge, dining room, kitchen/breakfast room, utility, office/gym and store room. Upstairs are five bedrooms, bathroom and shower room. Features include double glazing, secluded garden and parking for two/three cars. Ample scope for extension STPP.



#### Entrance Hall

Front door with side window.

#### Cloakroom

Corner wash hand basin and low-level WC.

Living Room 4.78m (15'8") x 4.11m (13'6")

Attractive room with feature fireplace and bay window to front.

Dining Room 4.18m (13'8") x 3.29m (10'10")

Double glazed double doors to garden.

Kitchen/Breakfast Room 6.00m (19'8") x 3.07m (10'1")

Fitted with wall and base units with inset sink, oven and hob, plumbed for dish washer and door to garden.

Utility 1.98m (6'6") x 1.41m (4'7")

Window to side. Wall mounted boiler, Mega flo system, plumbed for washing machine and dryer.

Office/Gym 2.97m (9'9") x 2.70m (8'10")

Window to side and door to:

Storage Area

Double doors to drive.





**Landing**

Loft access.

**Bedroom One** 4.73m (15'6") x 4.04m (13'3")

Bright room with double glazed bay window to front.

**Bedroom Two** 4.25m (13'11") x 3.21m (10'7") plus 0.02m (0'1") x 0.02m (0'1")

Window to rear and range of fitted wardrobes.

**Bedroom Three** 3.12m (10'3") x 2.82m (9'3") plus 0.02m (0'1") x 0.02m (0'1")

Double glazed window to rear.

**Bathroom**

With bath, vanity wash hand basin with fully tiled walls and low-level WC, heated towel rail, double glazed window to front.

**Bedroom Four** 2.95m (9'8") x 2.89m (9'6") max plus 0.02m (0'1") x 0.02m (0'1")

Double glazed window to front.

**Bedroom Five** 3.12m (10'3") max x 2.95m (9'8") plus 0.02m (0'1") x 0.02m (0'1")

Double glazed window to rear.

**Shower Room**

Double glazed window to side. Corner shower, low level wc, wall mounted wash hand basin and heated towel rail.

**Garden** Approx 75' 0" (22.84m)

Secluded garden mainly laid to lawn with mature shrubs and fruit tree.

**Parking**

Brick paved drive for three cars.

**Council Tax Band: F**

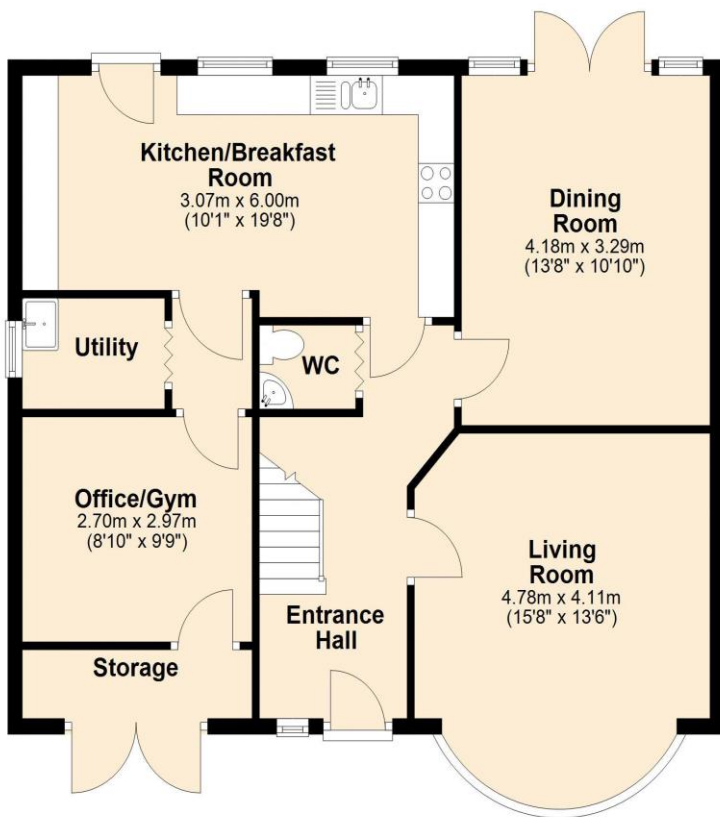


## KEY FEATURES:

Five Bedrooms • Two Reception rooms • Double Glazing • Kitchen/Breakfast room • Utility • Two Bathrooms • Parking for three cars •

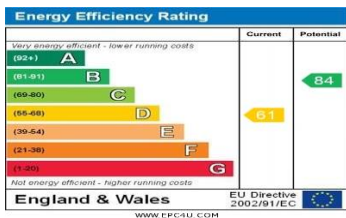
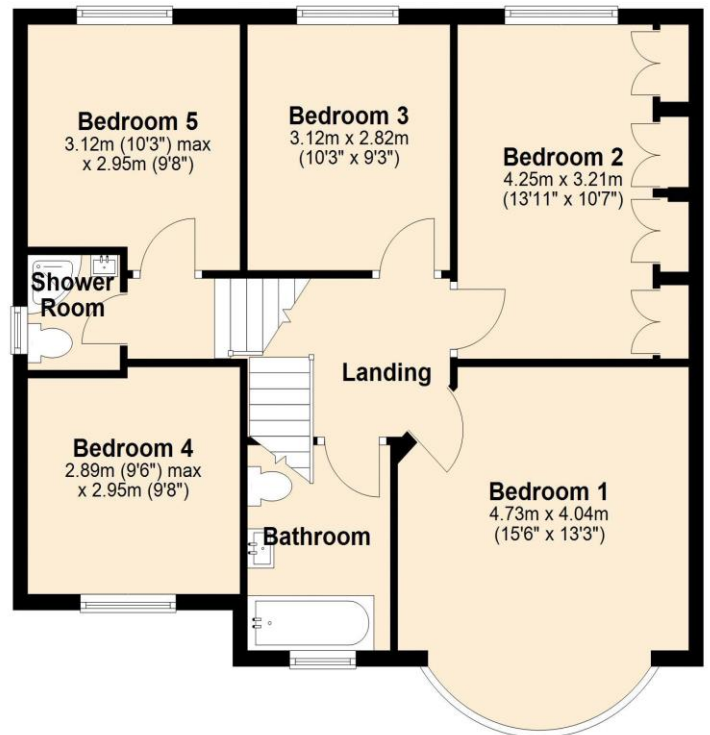
### Ground Floor

Approx. 77.0 sq. metres (829.2 sq. feet)



### First Floor

Approx. 71.5 sq. metres (769.1 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.