

# DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS  
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW  
TELEPHONE 020 8866 0222 • FAX 020 8868 3544  
WEBSITE [www.david-charles.co.uk](http://www.david-charles.co.uk) • E-MAIL [pinner-sales@david-charles.co.uk](mailto:pinner-sales@david-charles.co.uk)

## ROYSTON PARK ROAD, HATCH END, MIDDLESEX, HA5 4AF



**GUIDE PRICE....£685,000....FREEHOLD**

This three double bedroom, two bathroom, detached chalet house (1251 sq ft/116.3 sq m) is located on one of Hatch End's premier roads within walking distance of The Broadway offering a wide selection of shops, restaurants and the Overground train station (Euston in 25 minutes). There is a 17' living room, a separate dining room/bedroom three, a 13' kitchen and a ground floor bathroom. The first floor has two double bedrooms with fitted wardrobes and a second family bathroom. Outside there is a secluded rear and side garden and a detached garage with own drive. It would be an ideal purchase for a couple scaling down from a larger house in the area, wanting a prime location and flexible living accommodation. Offered with no upper chain.

**020 8866 0222**









## COUNCIL TAX

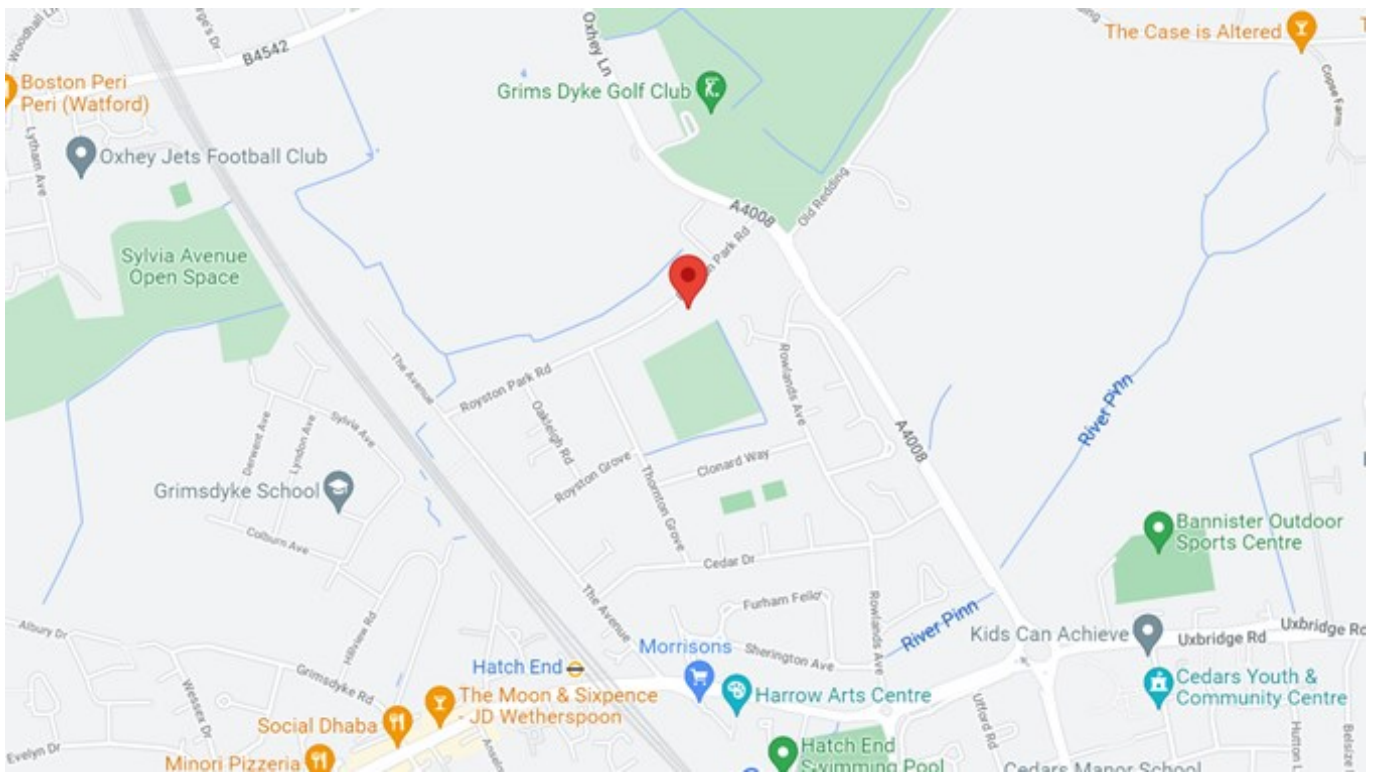
London Borough of Harrow - Band F - £3,302.46

## LOCAL SCHOOLS

Grimsdyke School - 0.61 miles  
 St Teresa's Catholic Primary School & Nursery - 0.92 miles  
 Hatch End High School - 0.82 miles  
 Bentley Wood High School - 1.35 miles

## LOCAL TRANSPORT

Hatch End Station - 0.9 miles  
 Pinner Station (Metropolitan Line) - 2.5 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

# Royston Park Road

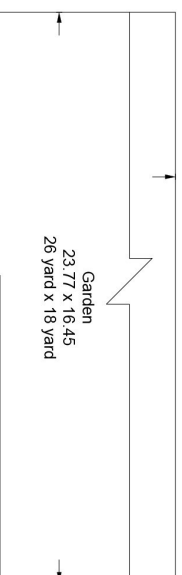
Approximate Gross Internal Area

Ground Floor = 68.8 sq m / 740 sq ft

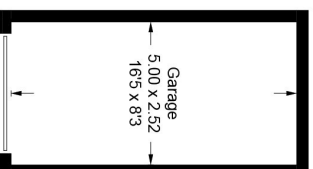
First Floor = 47.5 sq m / 511 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 128.8 sq m / 1,385 sq ft

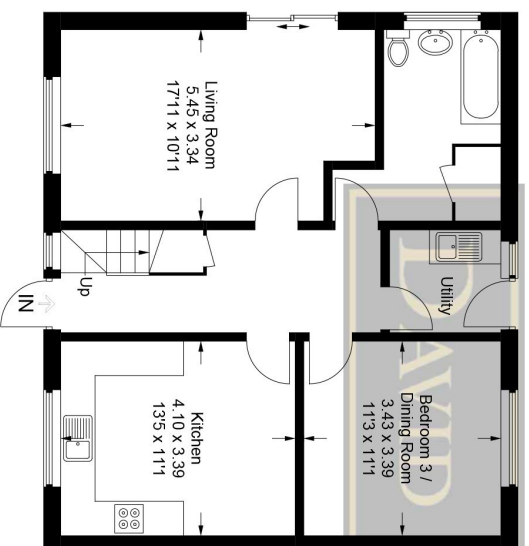


(Not Shown In Actual Location / Orientation)

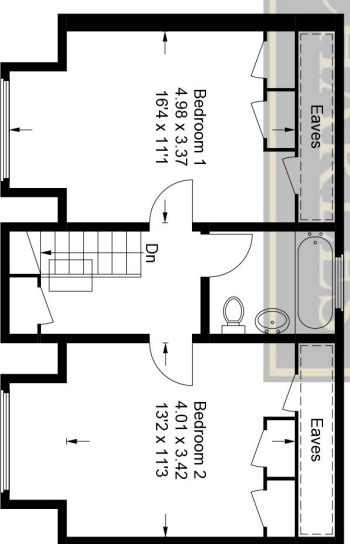


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charlies