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CEDAR DRIVE, HATCH END, MIDDLESEX, HA5 4BY



PRICE....£1,375,000....FREEHOLD

This bright and well presented extended four bedroom, four bathroom detached family house (1,930 sq.ft/179.3 sq.m) has been modernised to a high standard throughout. Set in a popular residential location within the heart of Hatch End. Conveniently located in the catchment areas of Grimsdyke Primary School and walking distance to Hatch End Broadway with its array of shops, restaurants, coffee house, supermarket and the Overground Train Station.

The accommodation on the ground floor comprises of entrance hall, dual aspect 36'1ft open plan reception room/family/dining room/kitchen with a centre island and built-in appliances. Bi-Folding door to the garden, utility room and luxury fitted shower room/WC. On the first floor there is a 16ft master bedroom with a 10'6ft walk-in wardrobe fitted shower room/WC, 13'8ft bedroom two with fitted wardrobes, 11'5ft bedroom three with fitted wardrobes and en-suite shower room, bedroom four, and luxury fitted family bathroom/WC. Outside there is own drive with off street parking for two to three cars, 57ft rear garden with a paved patio area with steps, raised lawn with shrub borders. The property benefits from under floor heating on the ground floor and granted planning for a further extension on the first floor.

020 8866 0222

















COUNCIL TAX

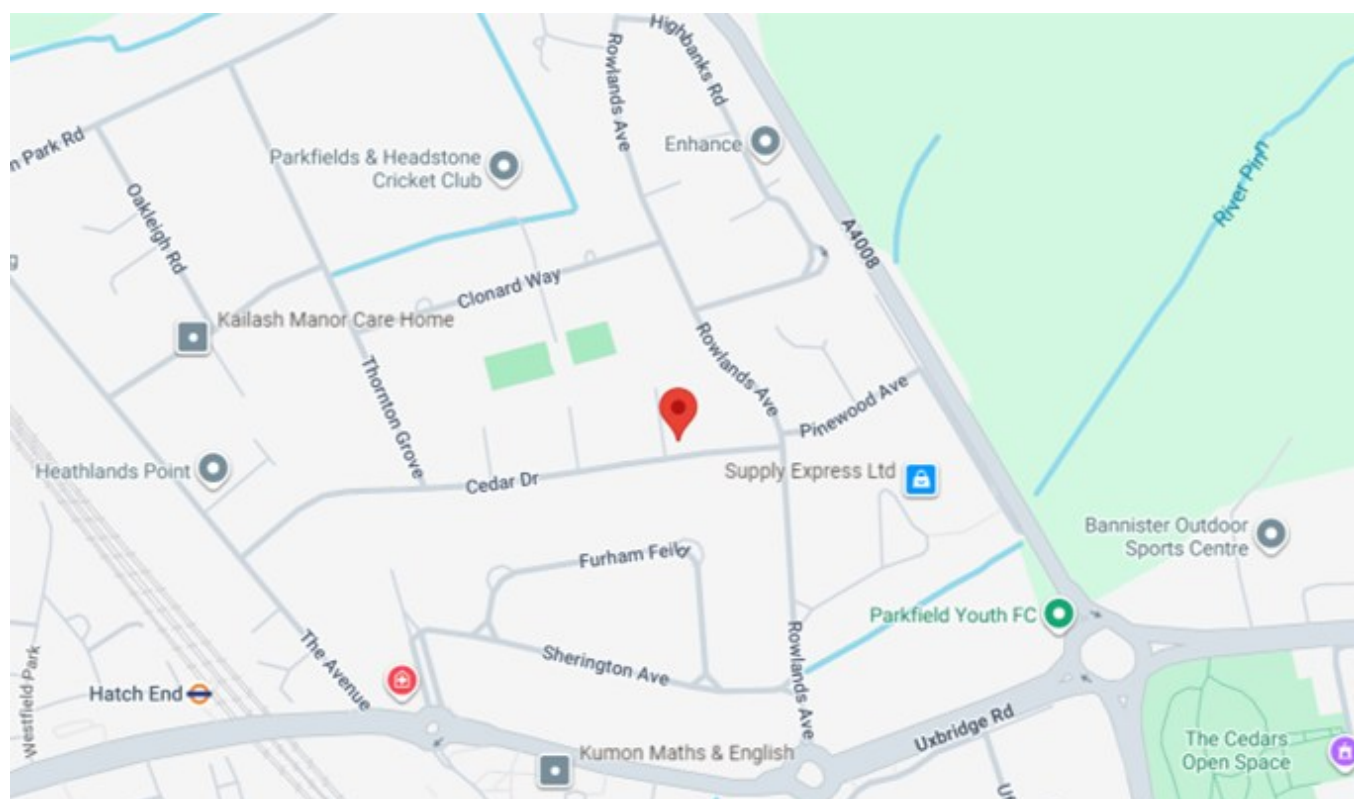
London Borough of Harrow - Band G - £3,993.10

LOCAL SCHOOLS

Grimsdyke School - 0.56 Miles (Ofsted Outsanding)
St Teresa's Catholic Primary School & Nursery - 0.58 Miles
Hatch End High School - 0.47 Miles
Kingsley High School - 0.62 Miles (Ofsted Outstanding)

LOCAL TRANSPORT

Pinner Station (Metropolitan Line) - 0.7 Miles



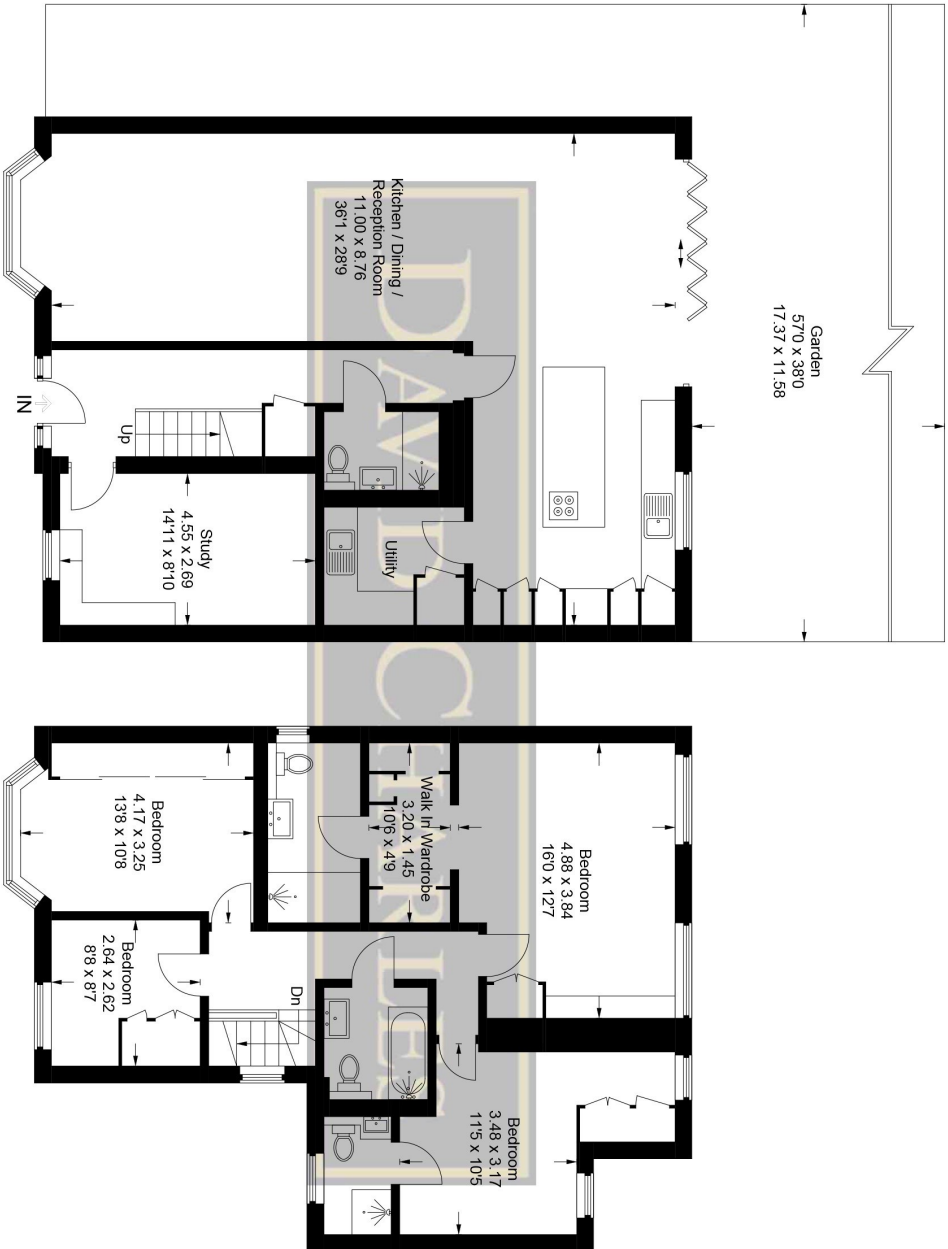
Cedar Drive

Approximate Gross Internal Area

Ground Floor = 98.5 sq m / 1060 sq ft

First Floor = 80.8 sq m / 870 sq ft

Total = 179.3 sq m / 1,930 sq ft



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.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an