

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Frobisher Close, Pinner

£2,700 P.C.M

Key Features include:

- Four Double Bedrooms
- Semi Detached
- Gas Central Heating
- Double Glazing
- Newly Painted Throughout
- New Carpets Throughout
- Off Street Parking
- Large Rear Garden
- Unfurnished

Property Overview:

This recently improved **FOUR DOUBLE** bedroom semi detached house is situated in a quiet cul-de-sac within a short walk to Eastcote village allowing direct access into Central London via its Metropolitan Line station and within easy reach of Cannon Line Primary School and Pinner High School. **UNFURNISHED**

Accommodation:

Entrance Hall

Storage cupboard, newly fitted carpet, stairs and door to:-

Downstairs WC

Low level flush WC and wash hand basin.

Bedroom 4 13' 2" x 9' 4" (4.01m x 2.84m)

Window to side, window to front, curtains and fitted carpet.

Kitchen 12' 3" x 8' 10" (3.73m x 2.69m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated dishwasher, electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear, vinyl flooring and open plan to lounge/dining room.

Utility Room 12' 0" x 10' 0" (3.65m x 3.05m)

Fitted with two matching base level units with worktop space over, stainless steel sink with single drainer, mixer tap, fridge/freezer, washing machine and tumble dryer, window to side, storage cupboard, vinyl flooring and door to rear garden.

Lounge/Dining Room 26' 8" x 14' 0" (8.12m x 4.26m)

Window to front, curtains, window to side, sliding patio doors leading to garden and newly fitted carpet.

Landing

Window to side, new carpet and door to:-

Principal Bedroom 13' 9" x 12' 2" (4.19m x 3.71m)

Window to front, new carpet and curtains.

Bedroom 2 12' 4" x 12' 2" (3.76m x 3.71m)

Window to rear, curtains and new carpet.

Bedroom 3 10' 6" x 8' 4" (3.20m x 2.54m)

Window to front, curtains, double wardrobe with sliding doors and new carpet.

Bathroom

Fitted with modern three suite comprising deep panelled bath, vanity wash hand basin with cupboards under, tiled surround, shower cubicle, low-level flush WC, wall mounted mirrored cabinet, window to rear, heated towel rail and vinyl flooring.

Separate WC

Window to side and low level flush WC.

Outside

Off street parking to front and large rear garden.

Council Tax Band: E EPC Rating: C



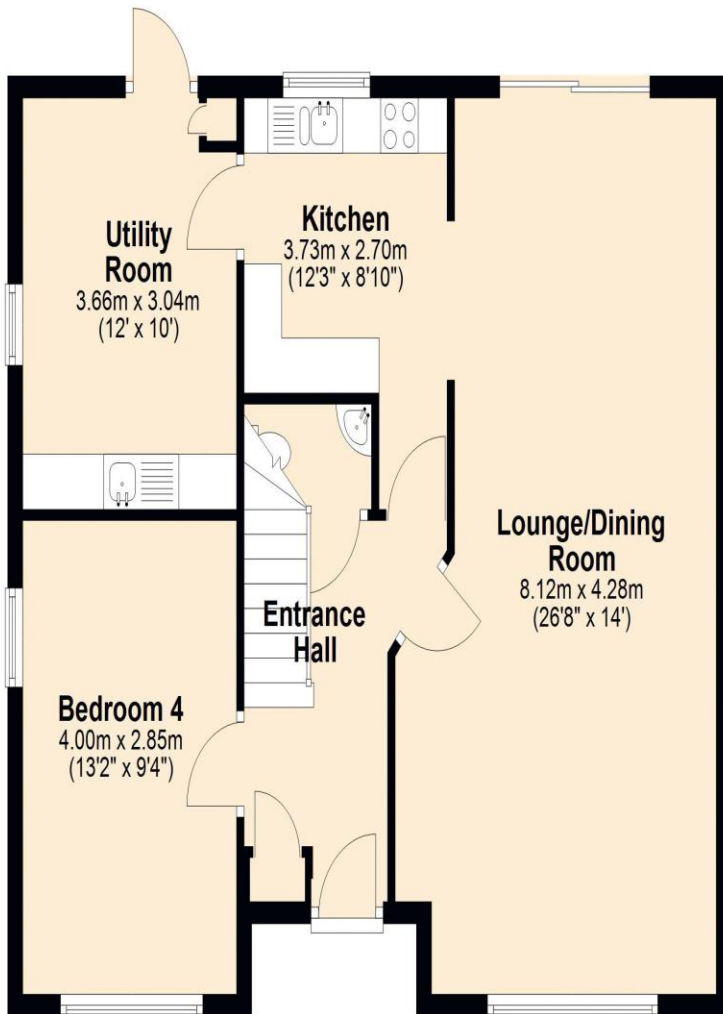


To arrange a viewing call:
020 8421 4847

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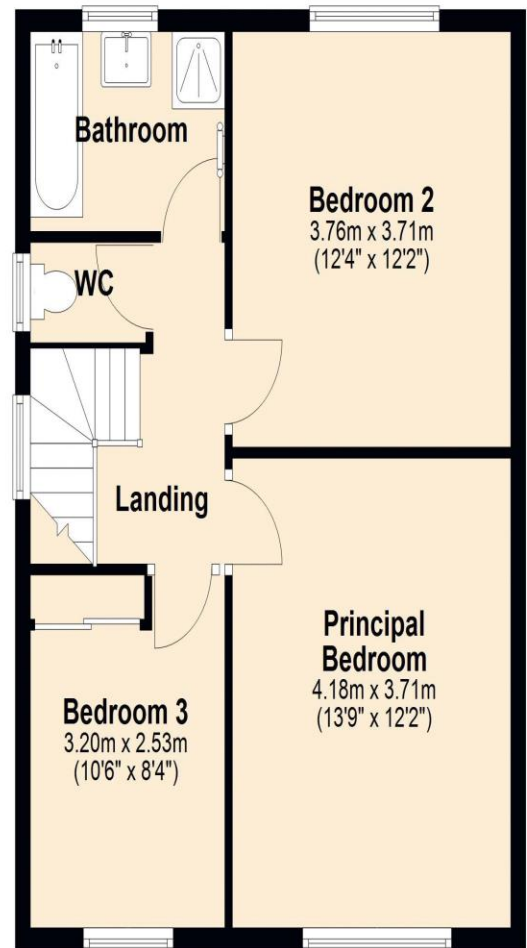
Ground Floor

Approx. 71.3 sq. metres (766.9 sq. feet)



First Floor

Approx. 52.0 sq. metres (559.2 sq. feet)



Total area: approx. 123.2 sq. metres (1326.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.