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**ROBERTSON
PHILLIPS**
Estate Agents



16 Oakleigh Road, Hatch End £1,750,000



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An excellent example of a late Victorian family home which with careful thought, could be updated to offer a superb property situated in this quiet residential road. Hatch End offers a wide selection of facilities with bistro cafe's, a variety of restaurants, shops, sought after schools and station. There is easy access to central London and motorway routes, as well local shopping area's. Retaining many original fireplaces, offering bright very spacious rooms with high ceilings and huge potential to re-shape or even extend if required. (stpp) Features include three reception rooms, cloakroom, kitchen and breakfast area. Upstairs are five bedrooms, opportunity to turn bedroom five into an en suite bathroom, bedroom one with en suite shower, plus family bathroom. Standing on a wide plot with a garage, parking for several cars and generous secluded garden, this delightful property with some sympathetic refurbishment will once again be a lovely family home.



Entrance Hall

Dining Room 18' 7" x 11' 4" (5.66m x 3.45m)

Delightful family size dining room with windows to front and serving hatch from kitchen.

Sitting Room 26' 1" x 14' 0" (7.94m x 4.26m) into bay.

Bright elegant room with bay window to side, feature fireplace and door to family room.

Kitchen 13' 11" x 11' 9" (4.24m x 3.58m)

Window and door to garden.

Cloakroom

Window to side, wall mounted wash hand basin and low-level WC.

Family Room 18' 10" x 15' 10" (5.74m x 4.82m)

Lovely bright room overlooking the garden.



Landing

Window to rear and loft access.

Bedroom One 15' 8" x 11' 5" (4.77m x 3.48m)

Bright room with fitted wardrobes leading through to en suite shower.

Balcony

En-suite Shower Room 2.26m (7'5") x 1.01m (3'4")

With tiled shower enclosure, wall mounted wash hand basin and low-level WC.

Bedroom Two 17' 1" x 16' 1" (5.20m x 4.90m) max

Windows to front.

Bedroom Three 18' 9" x 11' 6" (5.71m x 3.50m)

Windows to front.

Bedroom Four 13' 9" x 11' 6" (4.19m x 3.50m)

Window to rear. Wall mounted central heating boiler.

Bedroom Five 11' 7" x 9' 6" (3.53m x 2.89m)

Window to side, Storage cupboard.

Bathroom

With panelled bath, vanity wash hand basin, bidet and low-level WC, window to side.

Garage 19' 8" x 14' 8" (5.99m x 4.47m)

Approached via gravel drive with parking for several cars.

Window and door to rear. Remote up and over door.

Garden Approx.170' 0" (51.78m)

Generous secluded garden.

Council Tax Band H

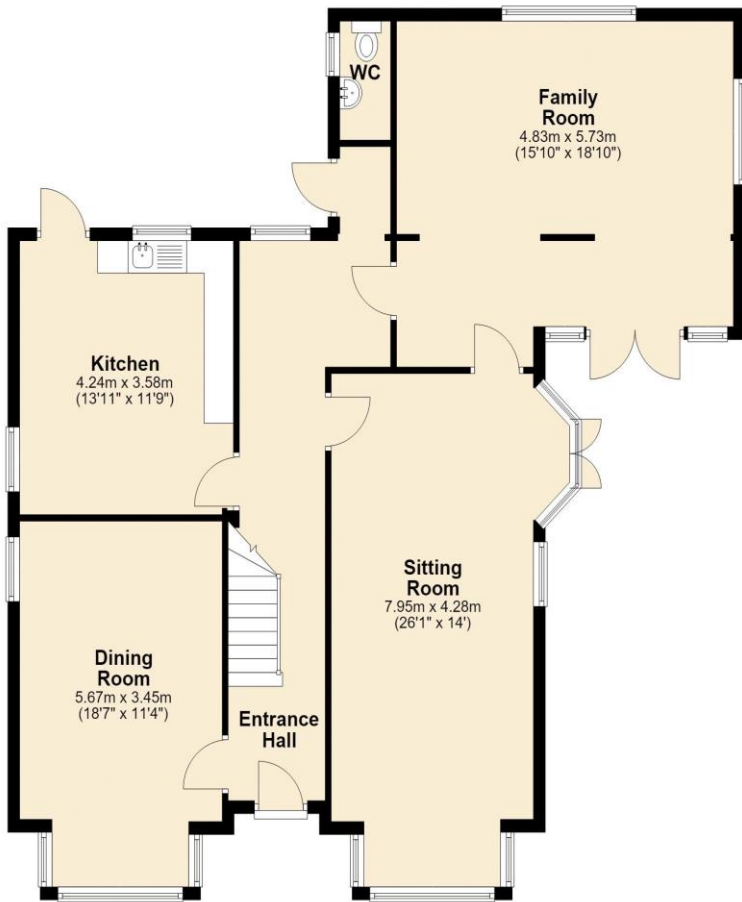


KEY FEATURES:

- Five Bedrooms ● Three Reception rooms ● En-suite shower ● Many original features ●
- Detached Garage ● Parking for several cars
- No Upper Chain ●

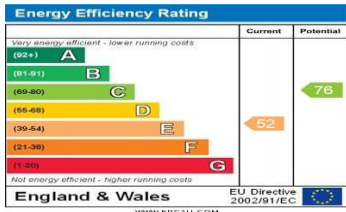
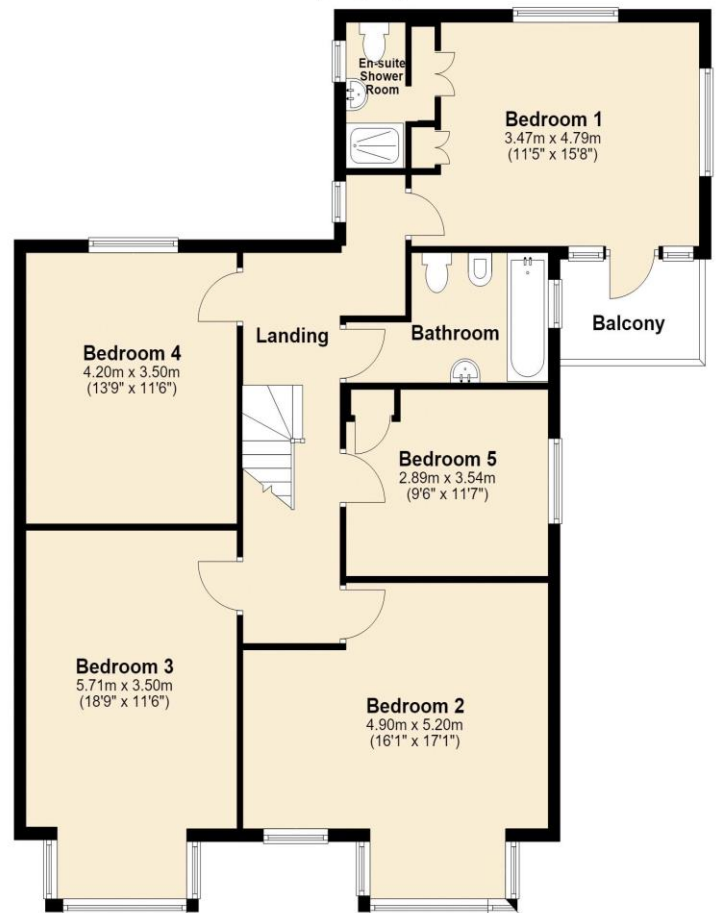
Ground Floor

Approx. 111.3 sq. metres (1198.0 sq. feet)



First Floor

Approx. 105.4 sq. metres (1134.3 sq. feet)
(excluding Balcony)



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.