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ROBERTSON  
PHILLIPS

Estate Agents



Wellington Road, Hatch End

£925,000



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Attractive Four Bedroom Edwardian semi detached property retaining original character and located on a popular residential road close to all the amenities that Hatch End offers. Local shops, fine dining restaurants, sought after schools and station are all within walking distance.

Comprising welcoming reception hall, cloakroom, lounge with feature cast iron fireplace, family size dining room, fitted kitchen and utility. To the first floor are four bedrooms and family bathroom. Outside the property has off street parking for two cars to the front and a secluded garden to rear. Scope to extend. (stpp) The property will be sold with No Upper Chain.



Porch



Entrance Hall

Spacious welcoming entrance hall with feature cast iron fireplace, opening to;

Sitting Room 15' 11" x 13' 0" (4.85m x 3.96m)

Comfortable room with feature cast iron fireplace with tiled slips, bay window to front.

Lobby

Under stairs cupboard

Dining Room 14' 1" x 12' 10" (4.29m x 3.91m)

Two windows and door to garden.

Cloakroom

Low level wc with shower hose, wall mounted wash hand basin, window to side and wall mounted Worcester combination boiler.



### Utility

Window to side. Water softener, plumbing for washing machine and dryer.

### Kitchen 3.64m (11'11") x 3.37m (11'1")

Range of Oak fitted units with granite worktops, Rangemaster oven with 5 ring hob, integrated dish washer, space for fridge/freezer. Window and double doors to garden.

### Landing

Loft access.

### Bedroom One 14' 1" x 12' 10" (4.29m x 3.91m)

Window to rear and range of fitted wardrobes.

### Bedroom Two 13' 11" x 13' 0" (4.24m x 3.96m)

Window to front.

### Bedroom Three 11' 3" x 11' 1" (3.43m x 3.38m)

Window to rear.

### Bedroom Four 10' 11" x 8' 4" (3.32m x 2.54m)

Window to front.

### Bathroom

Superb family bathroom with egg freestanding bath, separate shower enclosure, vanity wash hand basin, low level wc, fully tiled and twin windows.

### Garden

Laid to lawn with patio area and side access.

### Parking

Parking for two cars to front via own drive.

Council Tax Band: F

EPC Rating: D

Tenure: Freehold

Scope for potential loft conversion for a 5<sup>th</sup> bedroom with en suite bathroom

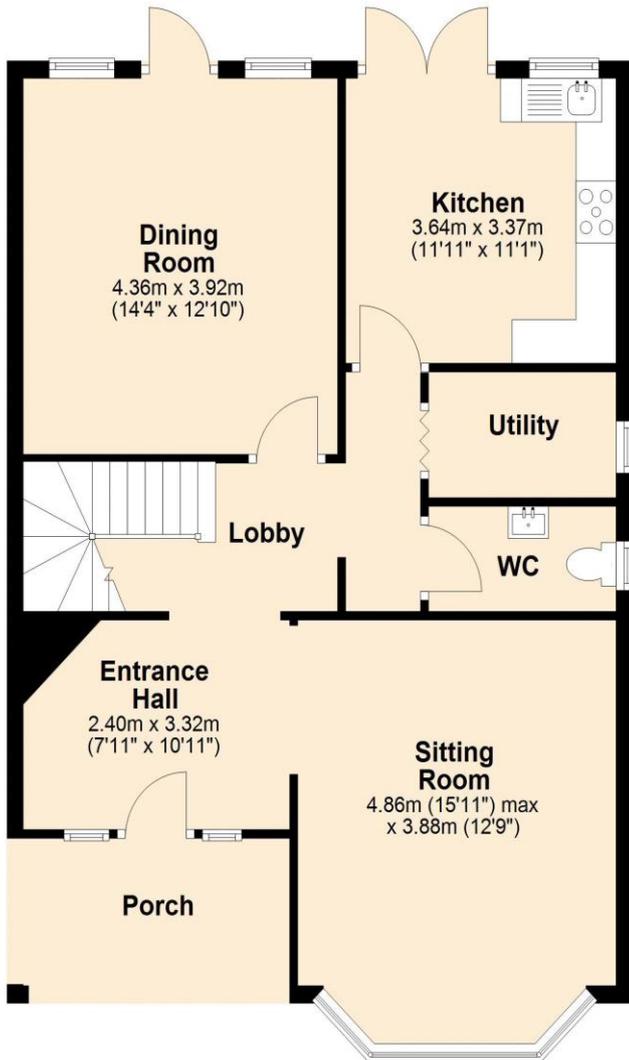


## KEY FEATURES:

- Four Bedrooms
- Two Reception rooms
- Cloakroom
- Fitted Kitchen
- Utility
- Secluded Garden , Parking for 2 cars
- Scope to extend ( stpp )
- No Upper Chain

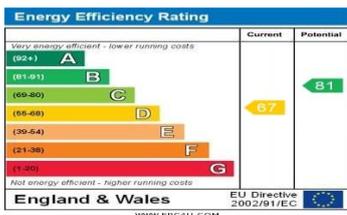
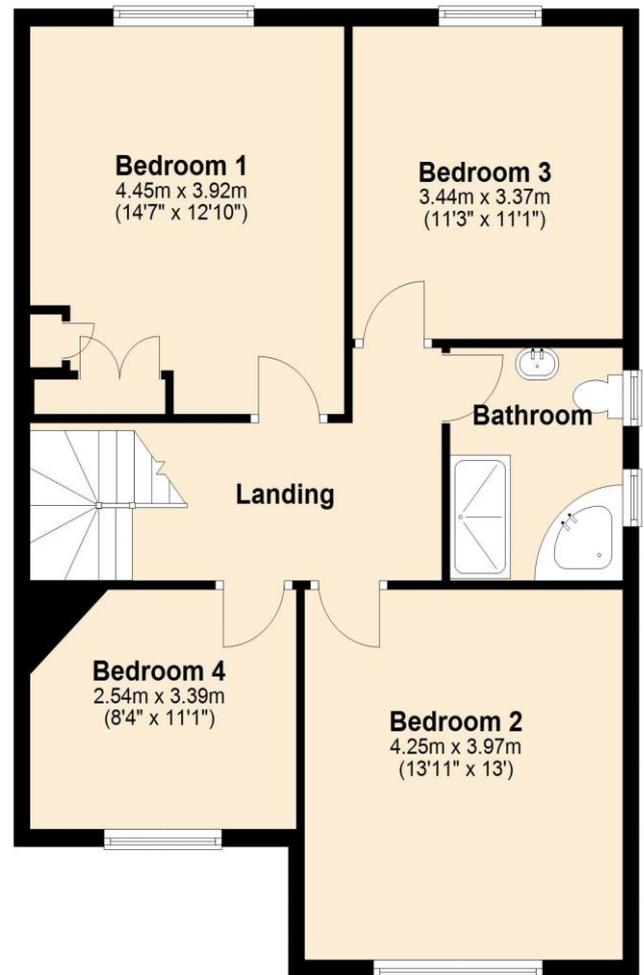
### Ground Floor

Approx. 79.9 sq. metres (860.1 sq. feet)



### First Floor

Approx. 73.6 sq. metres (792.1 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.**