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Estate Agents



Sherington Avenue, Hatch End £825,000

A Four Bedroom, Two Bathroom semi detached Comben & Wakeling family home situated on this very sought after Hatch End Park Estate. A selection of shops, fine dining restaurants, schools (including Grimsdyke) and station are all within easy reach.

The property comprises through lounge/dining room, kitchen and utility area. To the first floor are three bedrooms, bathroom and separate wc. The second floor has a bright master suite with fitted wardrobes and en suite shower room. Features include generous 130 ft garden and garage with parking via own drive.





Porch
Front door to:
Entrance Hall
Under stairs cupboard, door to kitchen.

Lounge/Dining Room Approx 26' 10" x 12' 4" (8.17m x 3.76m) into bay.
Double glazed leaded light window to front and bay window with double glazed sliding doors to garden. Attractive cast iron fireplace.

Kitchen 11' 3" x 8' 11" (3.43m x 2.72m)
Fitted wall and base units with inset sink, space for fridge and cooker. Window to rear, door to:

Utility 7' 6" x 6' 7" (2.28m x 2.01m)
Window to rear, plumbing for dish washer, washing machine, fridge and tumble dryer. Butler sink and door to garden.



Landing

Bedroom Two 14' 5" x 11' 4" (4.39m x 3.45m)
Double glazed bay window to rear.

Bedroom Three 14' 5" x 9' 11" (4.39m x 3.02m)
Double glazed leaded light window to front, fitted wardrobes.

Bedroom Four 9' 5" x 9' 4" (2.87m x 2.84m)
Double glazed leaded light corner windows to front, fitted sliding door wardrobes.

Bathroom
Bath with hand shower attachment, vanity wash hand basin with storage under, fully tiled walls, heated towel rail, obscure double glazed leaded light window to rear. Fitted cupboard and airing cupboard.

Separate WC
Window to side, low-level WC.

2nd landing
Window to side.
Bedroom One 25' 9" x 12' 4" (7.84m x 3.76m)
Bright room with two windows to front, fitted cupboards and wardrobes and window to rear. Door to:
En suite Shower Room
With tiled shower enclosure, vanity wash hand basin, wc, fully tiled walls and window to rear.

Garden Approx 130' (39.59m)

Garage Approx 16' 2" x 8' 0" (4.92m x 2.44m)
Up and over door. Approached via own drive.

Council Tax Band: F
Tenure: Freehold



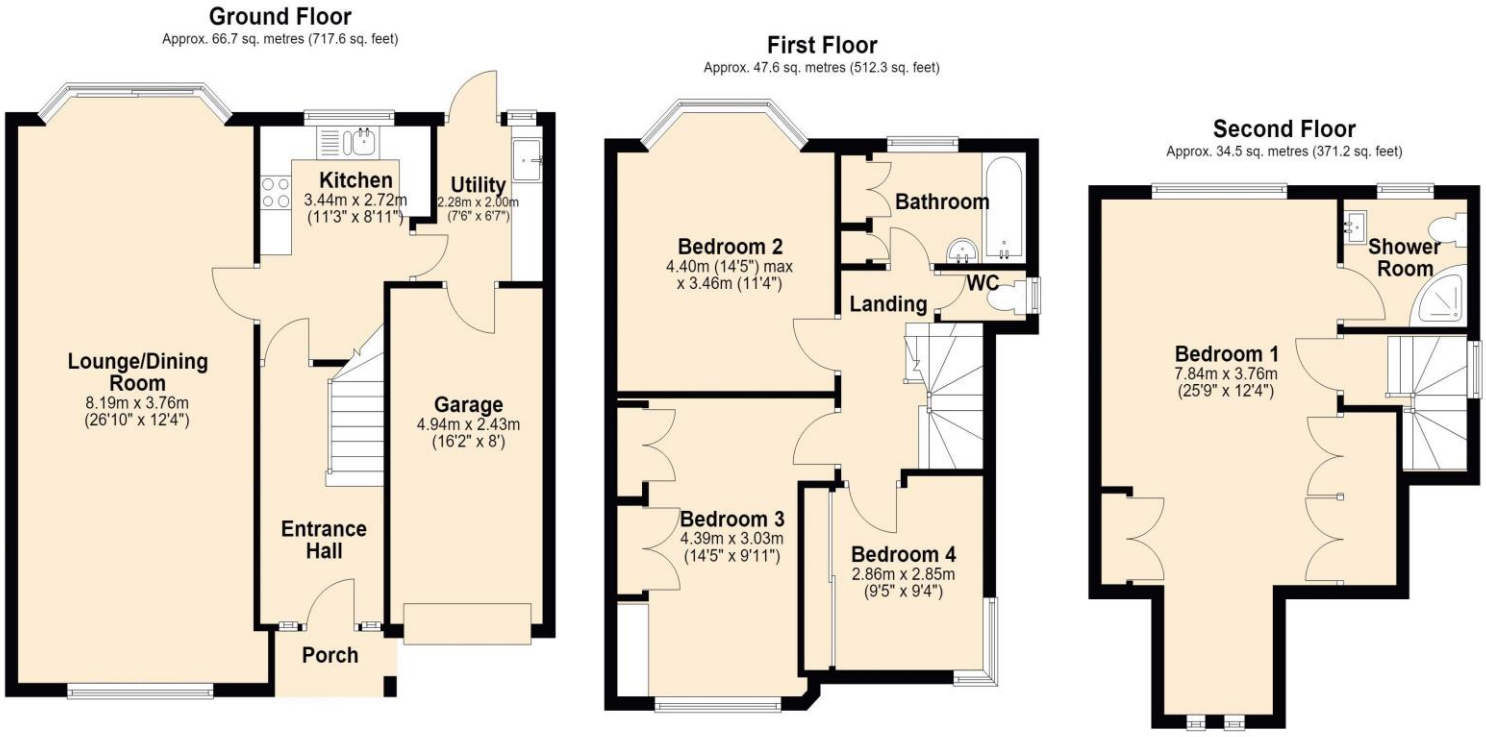




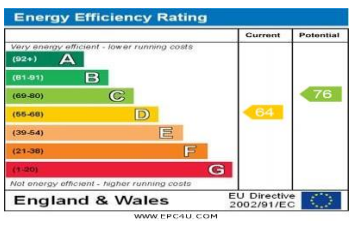


KEY FEATURES:

Four Bedrooms ● Through lounge/dining room ● Kitchen & Utility ● Bedroom one with en suite shower ● Bathroom & separate wc ● Garage via own drive ● 130 ft garden ● Walk to station/shops



Total area: approx. 148.8 sq. metres (1601.2 sq. feet)



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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.