

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8428 7161

Email: [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Harrow: 020 8863 1122  
Lettings: 020 8421 4847

  
**ROBERTSON  
PHILLIPS**  
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Colburn Avenue, Hatch End

£1,050,000



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Bright and spacious Three Bedroom, Three Bathroom Detached family home situated in a much sought after position within the Grimsdyke School catchment area. A selection of local shops, supermarkets, fine dining restaurants and transport are all within easy reach.

Comprising entrance hall, lounge open plan to bespoke fitted kitchen with central workstation and integrated appliances, attractive conservatory offering huge dining space, utility, office/gym and shower room/wc. Upstairs are three generous bedrooms, (bedroom two with en suite shower) plus family bathroom with jacuzzi bath and wc. Benefits include double glazing, ceramic floors, garage approached via carriage drive.



#### Entrance Hall

Window to side, under stairs storage, double doors to kitchen, door to side access, archway to:

#### Lounge 7.83m (25'8") x 4.09m (13'5")

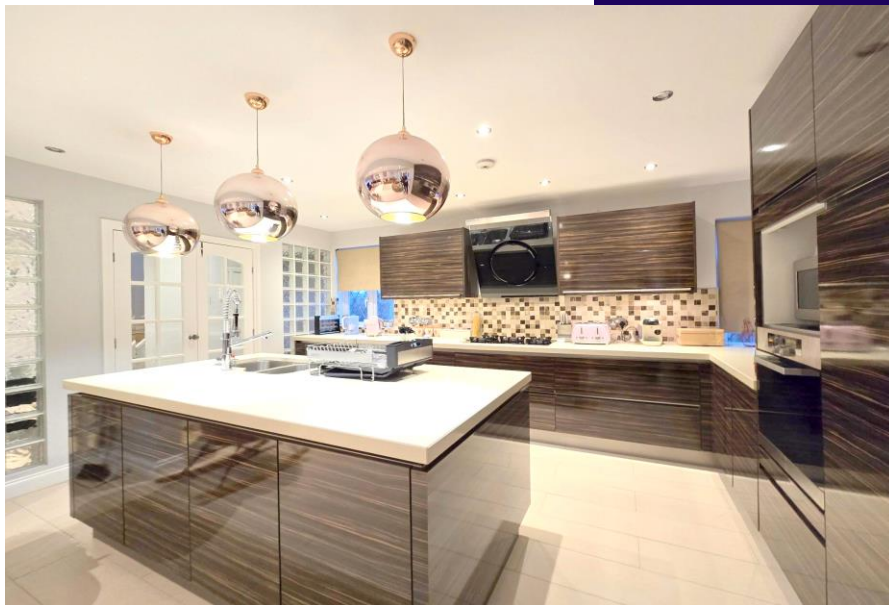
Double aspect room with double glazed leaded light window to front and sliding doors to conservatory. Opening to:

#### Kitchen 4.77m (15'8") x 3.49m (11'5")

Fitted with a bespoke range of base and eye level units with central island with inset sink, integrated fridge, freezer and dishwasher, five ring gas hob and designer extractor hood. Windows to side and rear.

#### Conservatory/Dining Room 5.97m (19'7") x 2.94m (9'8")

Super size area with windows and double doors to garden, door to:





Utility 2.84m (9'4") x 2.84m (9'4")

Plumbing for washing machine, vent for tumble dryer, wall mounted sink, double glazed leaded light window to rear, wall mounted combination boiler, door to:

Shower Room

Shower enclosure and low level wc.

Gym/Office 3.87m (12'8") x 2.84m (9'4")

Window to rear.

Landing

Windows to side, loft access.

Bedroom One 4.72m (15'6") x 3.99m (13'1")

Window to rear, range of fitted wardrobes and inset ceiling lighting.

Bedroom Two 3.85m (12'7") max x 3.60m (11'10")

Double glazed leaded light window to rear, fitted wardrobes and door to:

En suite Shower

Bedroom Three 3.99m (13'1") x 2.88m (9'5")

Window to front.

Bathroom

With jacuzzi bath, vanity wash hand basin, fully tiled walls, shaver point, tiled floor, low-level WC and window to front.

Garden 80' 0" x 40' 0" (24.37m x 12.18m)

With patio area.

Garage

Up and over door. Parking via carriage drive.

Council Tax Band F

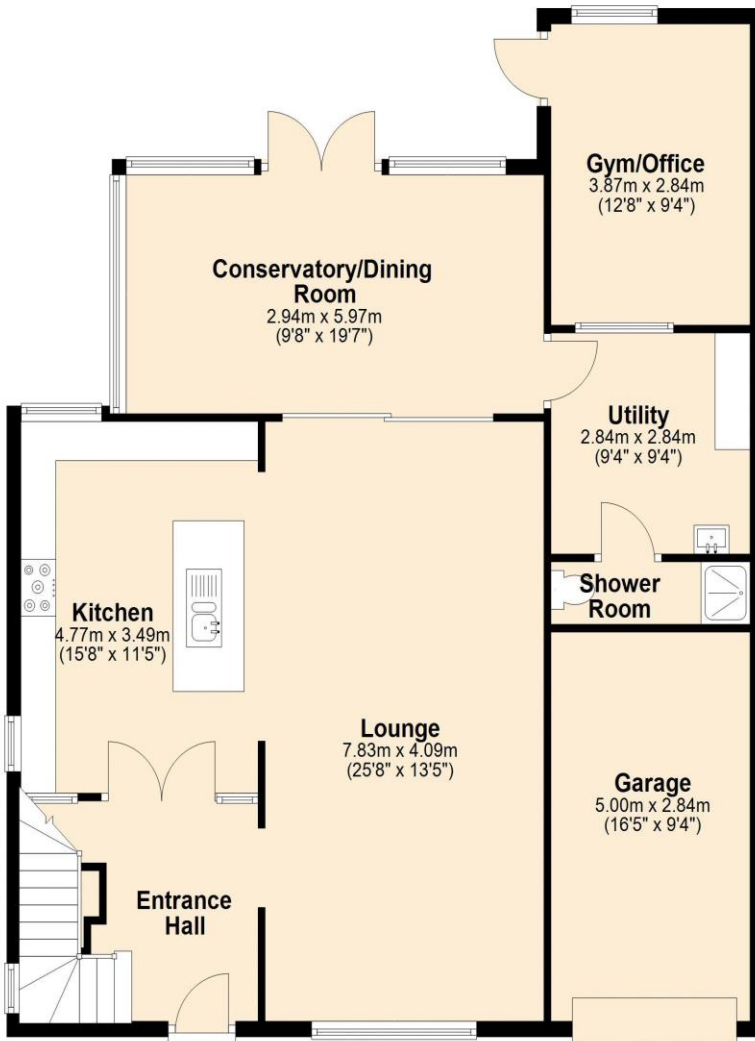


## KEY FEATURES:

- Three Bedrooms • Spacious Lounge • Utility & office/gym • Fitted Kitchen with island • Conservatory/dining Room • En suite shower • Jacuzzi bathroom • Garage via own drive

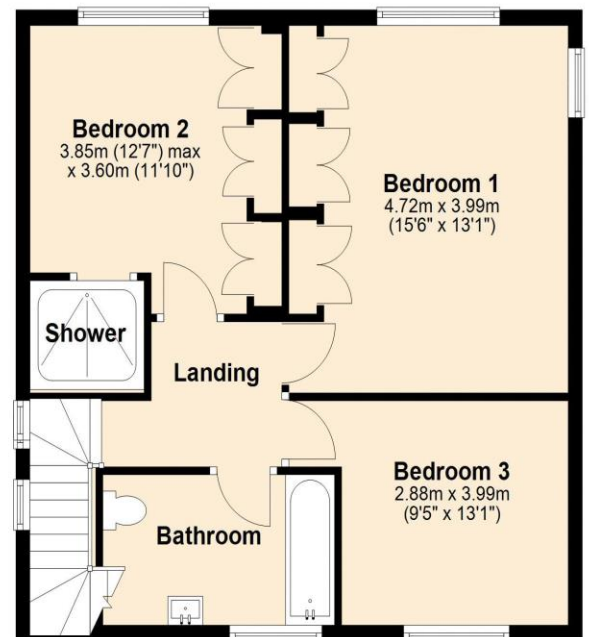
### Ground Floor

Approx. 101.6 sq. metres (1093.7 sq. feet)



### First Floor

Approx. 59.2 sq. metres (636.8 sq. feet)



Total area: approx. 160.8 sq. metres (1730.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-10)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.