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ROBERTSON  
PHILLIPS

Estate Agents



Hillview Road, Hatch End

£1,095,000



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Refurbishment is required.

A Four Bedroom Detached family home built circa 1924 and located in one of Hatch End's premier roads. Local shops, fine dining restaurants, station and Grimsdyke school are all within walking distance.

Comprising entrance hall, double aspect sitting room, dining room, cloakroom with shower and extended kitchen leading to conservatory. Upstairs are four bedrooms and bathroom/wc. The property has many features which include a detached garage with parking for several cars, ample scope for extension ( stpp ) and superb garden.



#### Porch

Entrance Hall 3.24m (10'7") x 3.04m (10')  
Front door with leaded light side windows, storage cupboard and under stairs cupboard.

#### WC/Shower

Window to rear, vanity wash hand basin, shower and low-level WC.

#### Sitting Room 17' 0" x 11' 8" (5.18m x 3.55m)

Attractive double aspect room with leaded light windows and double doors to garden.

#### Dining Room 13' 4" x 11' 10" (4.06m x 3.60m)

Leaded light bay window to front.



**Kitchen Area** 24' 0" x 13' 9" (7.31m x 4.19m) max  
Fitted with a matching range of base and eye level units with breakfast bar, inset 1+1/2 bowl stainless steel sink, serving hatch to dining room, plumbing for washing machine, dishwasher and tumble dryer. Built in oven and gas hob. Pantry. Double glazed window to side, skylight, door to side, open plan to:  
Window to side.

**Conservatory** Approx 12' 0" x 11' 6" (3.65m x 3.50m)  
Double glazed windows and door to garden.

**Landing** 4.16m (13'8") x 2.46m (8'1")  
Leaded light window, airing cupboard, loft access.

**Bedroom One** 17' 0" x 11' 8" (5.18m x 3.55m)  
Bright double aspect room with range of fitted wardrobes.

**Bedroom Two** 13' 8" x 12' 3" (4.16m x 3.73m)  
Leaded light window to front, fitted wardrobes and wash hand basin.

**Bedroom Three** 12' 2" x 9' 8" (3.71m x 2.94m)  
Leaded light window to rear, fitted cupboards and wash hand basin.

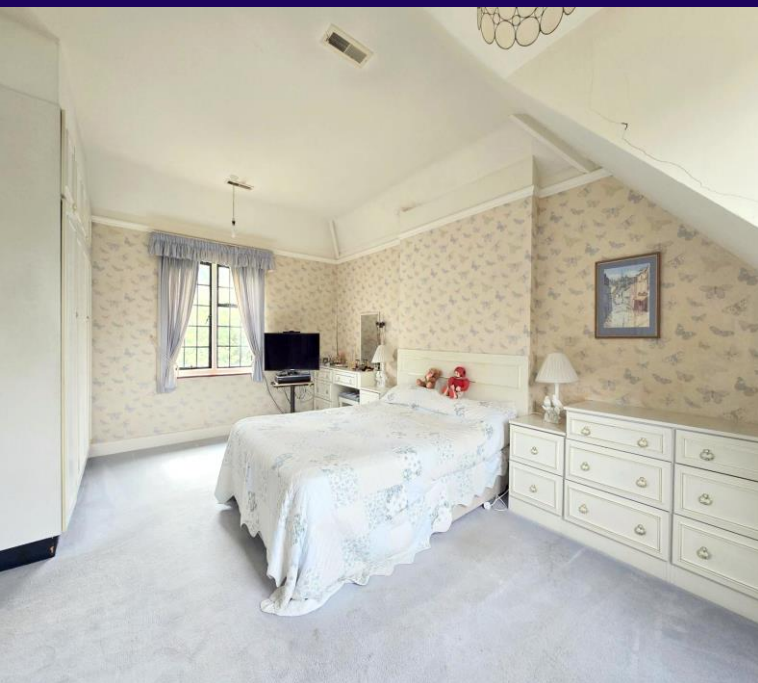
**Bedroom Four** 10' 0" x 6' 9" (3.05m x 2.06m)  
Leaded light window to front.

**Bathroom**  
Panelled bath, wall mounted wash hand basin, fully tiled walls, low-level WC and leaded light window to side.

**Detached Garage**  
Approached via own drive with parking for 3 cars.

**Garden** Approx 210' (63.96m)  
Lovely mature garden, mainly laid to lawn with patio and side gate.

**Council Tax Band:** G  
**EPC Rating:**  
**Tenure:** Freehold

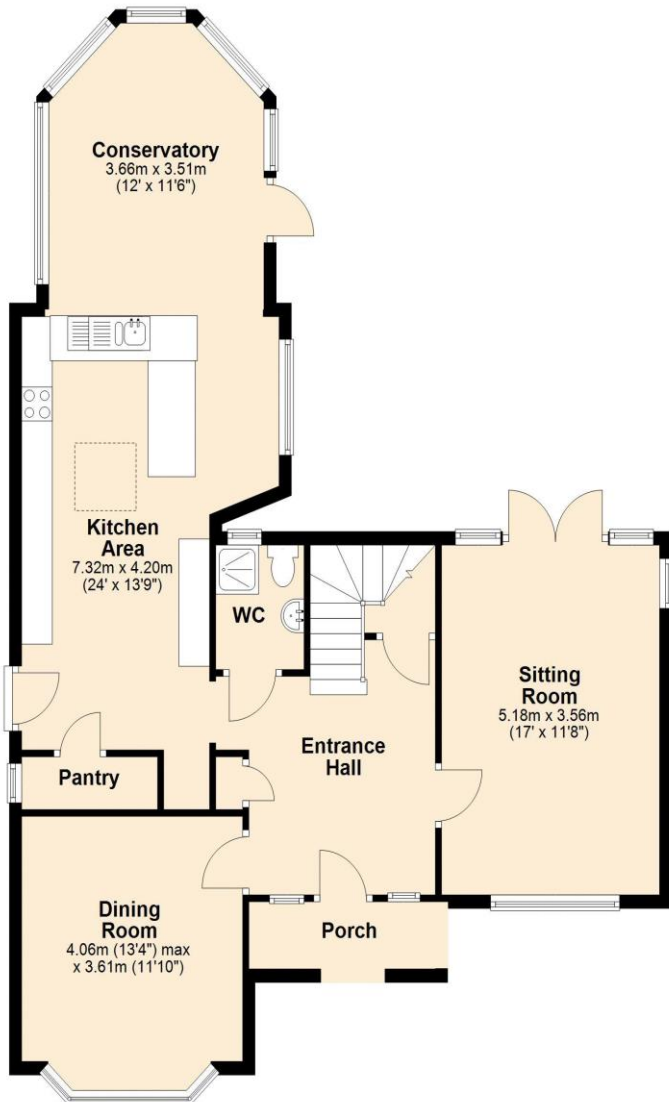


## KEY FEATURES:

Four Bedrooms • Two Receptions • Grimsdyke school catchment • Fitted Kitchen Area open plan to Conservatory • Downstairs WC • Detached Garage  
 • 210 ft secluded garden • No Upper Chain

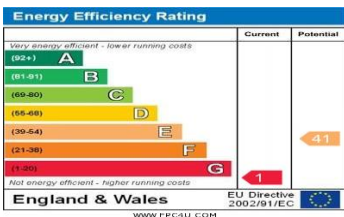
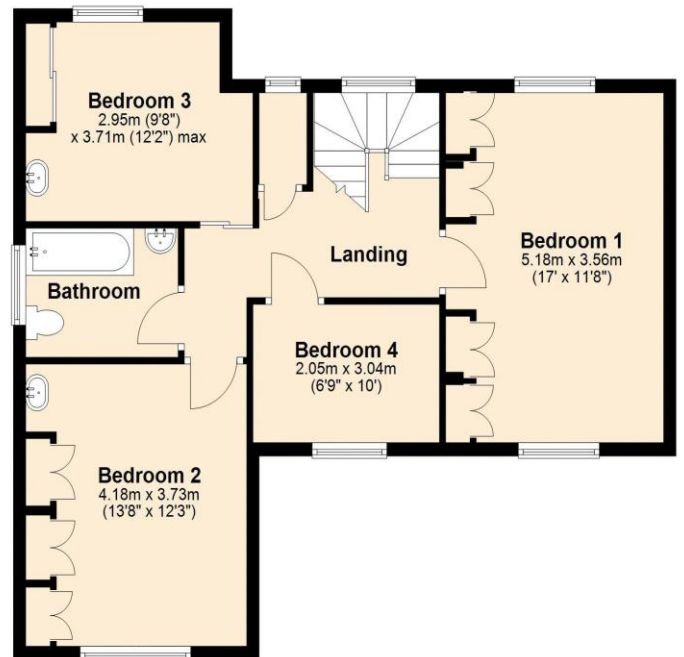
### Ground Floor

Approx. 94.0 sq. metres (1011.6 sq. feet)



### First Floor

Approx. 68.1 sq. metres (733.0 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.