

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Park View, Hatch End

£2,700 P.C.M

Key Features include:

- Four Bedrooms
- Semi Detached
- Recently Renovated
- Gas Central Heating
- Double Glazing
- Alarm
- Off Street Parking
- Large Rear Garden
- Unfurnished

Property Overview:

This recently renovated and exceptional **FOUR BEDROOM** semi detached house is situated within walking distance to Hatch End overground station, Grimsdyke Primary School and an abundance of sought after restaurants.

UNFURNISHED

Accommodation:

Entrance Hall 14' 0" x 8' 1" (4.26m x 2.46m)

Stairs, laminate floor, door to under stairs cupboard and window to front.

WC 1.09m (3'7") x 0.82m (2'8")

window to front, tiled floor, low level flush WC, sink and mirror.

Lounge 15' 1" x 14' 8" (4.59m x 4.47m)

Bay window to front, blinds and laminate flooring.

Dining Room 14' 8" x 13' 0" (4.47m x 3.96m)

Window to rear, laminate flooring, curtains, feature fireplace and door to rear garden.

Kitchen 11' 9" x 9' 4" (3.58m x 2.84m)

Fitted with a modern matching range of base and eye level units, 1+1/2 bowl stainless steel sink with mixer tap, dishwasher, built-in eye level electric fan assisted oven, built-in four ring gas hob with extractor hood over, eye level grill, window to rear, laminate flooring and open plan to:-

Breakfast Room 13' 6" x 6' 9" (4.11m x 2.06m)

Window to rear, small windows to side, laminate floor, door to garage and door to rear garden.

Garage 15' 5" x 7' 8" (4.70m x 2.34m)

Up and over door, washing machine and tumble dryer.

Landing

Window to side, storage cupboard and laminate flooring.

Principal Bedroom 15' 2" x 11' 8" (4.62m x 3.55m)

Laminate floor, range of fitted wardrobes, curtains and window to front.

Bedroom 2 13' 0" x 12' 7" (3.96m x 3.83m)

Window to rear, laminate flooring and curtains.

Bedroom 3 9' 4" x 7' 8" (2.84m x 2.34m)

Window to side, laminate flooring and curtains.

Bedroom 4 8' 4" x 8' 1" (2.54m x 2.46m)

Window to front, laminate flooring and curtains.

Bathroom 8' 8" x 5' 4" (2.64m x 1.62m)

Fitted with modern three piece suite with comprising, deep panelled bath with shower attachment over, curtains rail, vanity wash hand basin with drawers under, low-level WC, tiled surround, window to rear, heated towel rail, LED mirror and mirrored cabinet.

Outside

Off street parking to front and mature large rear garden with patio and lawn area.

Council Tax Band: G EPC Rating: D



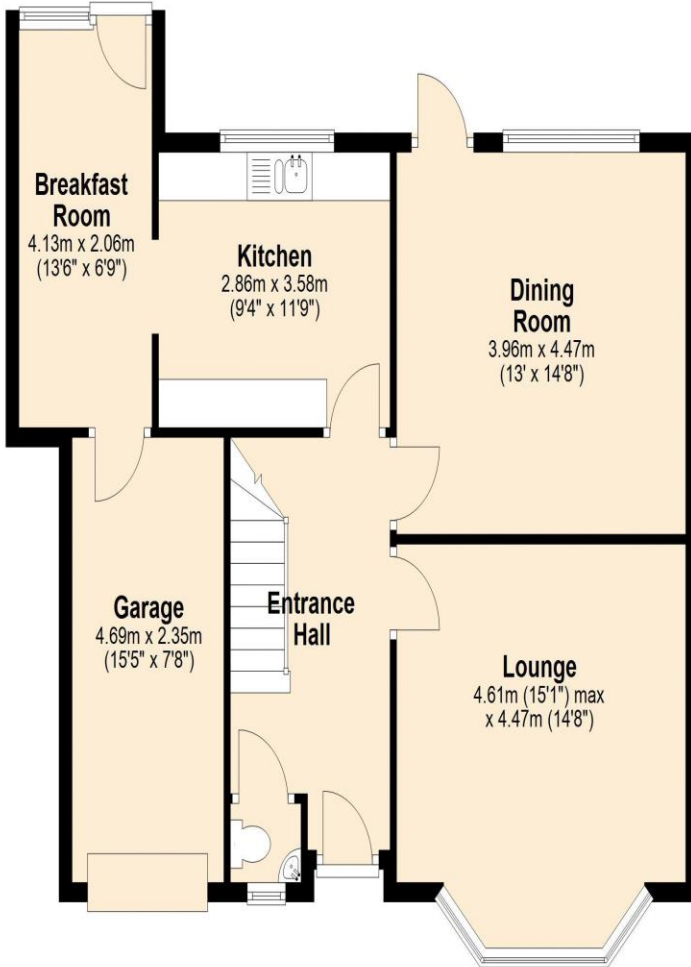


To arrange a viewing call:
020 8421 4847

Robertson Phillips
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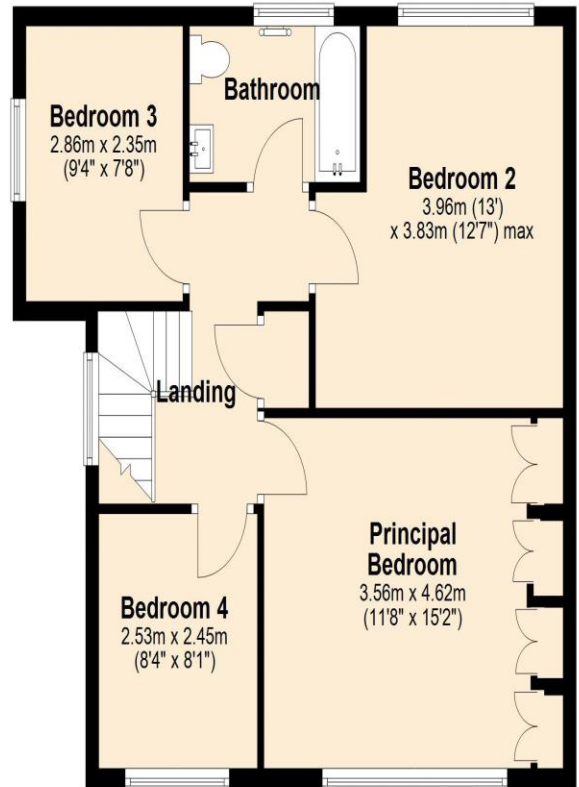
Ground Floor

Approx. 76.8 sq. metres (827.1 sq. feet)



First Floor

Approx. 58.4 sq. metres (628.9 sq. feet)



Total area: approx. 135.3 sq. metres (1456.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.