

**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**  
Estate Agents



West Chantry, Old Hatch End

Guide Price £475,000



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Positioned in a quiet rural looking location, yet just a short walk from Hatch End.

This charming three-bedroom terraced property enters the market become in good decorative condition throughout.

The property is situated close to shopping facilities, sought after schools and Headstone Lane mainline train station. Accommodation: lounge, fitted kitchen open plan to dining area, family bathroom and three bedrooms.

The property was renovated a few years ago by the current owners and presents well.

Further benefits include gas central heating, double glazing and an attractive 60ft rear garden.



Dining Area 13' 0" x 12' 1" (3.96m x 3.68m)  
Double glazed windows to rear aspect, radiator and French doors to the garden.

#### Family Bathroom

Fitted with three piece suite comprising deep panelled bath with shower attachment over, shower curtain, pedestal wash hand basin, low-level WC, tiled surround, heated towel rail and an extractor fan.

#### Landing

Door to:



Bedroom One 16' 2" x 10' 1" (4.93m x 3.07m)

Double glazed window to rear aspect, character fireplace and a radiator.

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#### Landing

Door to:

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Double glazed window to rear aspect, character fireplace and a radiator.

#### First Floor

Bedroom Two 14' 9" x 8' 0" (4.5m x 2.44m)

Double glazed window to front aspect and a radiator.

Bedroom Three 8' 0" x 7' 8" (2.44m x 2.34m)

Double glazed window to front aspect and a radiator.

#### Garden 60ft Approx

Attractive Garden mainly laid to lawn with a patio area and garden shed.

#### Front garden

Attractive cottage style front garden with enclosed alley to the rear garden.

Council Tax Band: E

EPC Rating: D

Tenure: Freehold

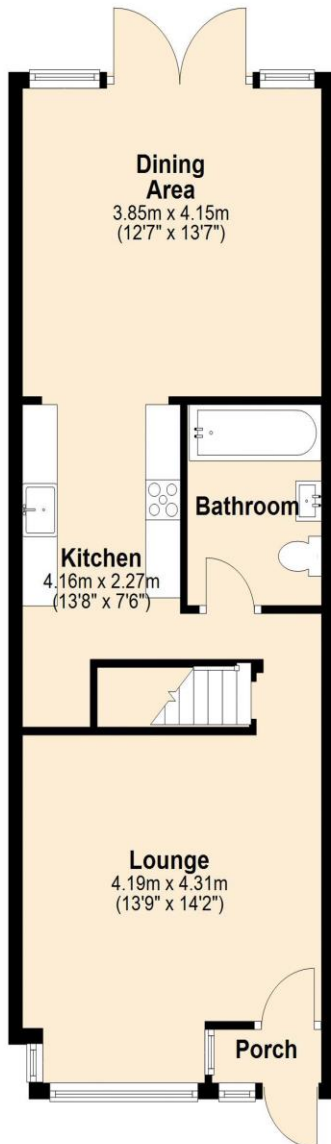


## KEY FEATURES:

- Three Bedrooms ● Terraced ● Double Glazing ● Fitted Kitchen/Diner ● Close to Station ● Close to Shops
- Good Condition ● Attractive Garden

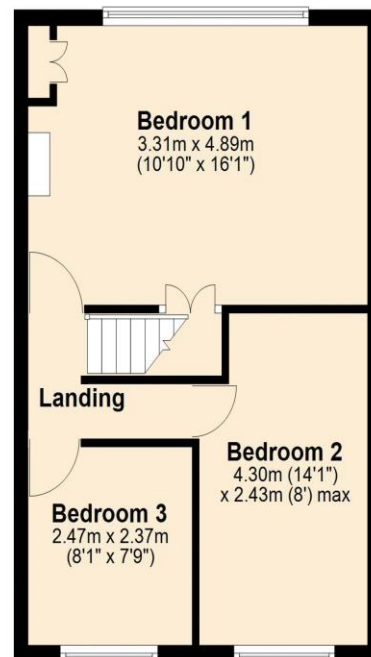
### Ground Floor

Approx. 50.7 sq. metres (545.6 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.7 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	87 B
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.