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**ROBERTSON
PHILLIPS**

Estate Agents



Milne Feild, Hatch End

£740,000



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A Three Bedroom semi detached Comben & Wakeling family home situated on the the popular Hatch End Park Estate. The property is located within easy reach of local shops, fine dining restaurants, Grimsdyke School catchment and transport including bus routes and station.

Comprising entrance hall, dining room, sitting room, fitted kitchen, exterior wc and utility/boiler cupboard. Upstairs are three bedrooms, bathroom and separate wc. Features include detached garage, parking for 3 cars via own drive and secluded garden.

The property is well maintained although in need of updating. There is No Upper Chain.



Porch

Double glazed door and windows, front door to: Entrance Hall 3.65m (12') x 1.99m (6'6") Storage cupboard, obscure leaded light window to side and door to:

Dining Room 14' 7" x 13' 11" (4.44m x 4.24m) Double glazed leaded light window to front. Open fireplace.

Sitting Room 15' 11" x 14' 0" (4.85m x 4.26m) Bay window to rear and door to garden.

Kitchen 12' 9" x 8' 7" (3.88m x 2.61m) Window to rear, door to side. Fitted units with inset sink, pantry, double oven, dish washer and fridge.



Lobby
Outside wc.
Boiler Cupboard
Worcester central heating boiler. Plumbing for washing machine.

Landing 2.36m (7'9") x 1.84m (6'1")
Obscure leaded light window to side, loft access.

Bedroom One 15' 6" x 11' 4" (4.72m x 3.45m)
Double glazed leaded light window to front, door to small storage cupboard.

Bedroom Two 14' 8" x 12' 5" (4.47m x 3.78m)
Double glazed bay window to rear, range of fitted wardrobes.

Bedroom Three 8' 9" x 8' 5" (2.66m x 2.56m)
Double glazed leaded light windows to front.

Bathroom 2.36m (7'9") x 2.30m (7'7")
With jacuzzi bath, shower enclosure, wash hand basin, fully tiled walls, heated towel rail, obscure double glazed window to rear.

Separate WC
Window to side, low-level WC.

Detached Garage
With power and light approached via own drive.

Garden 85' 0" x 33' 0" (25.89m x 10.05m)
Secluded garden with side access.

Council Tax Band: F

EPC Rating:

Tenure: Freehold

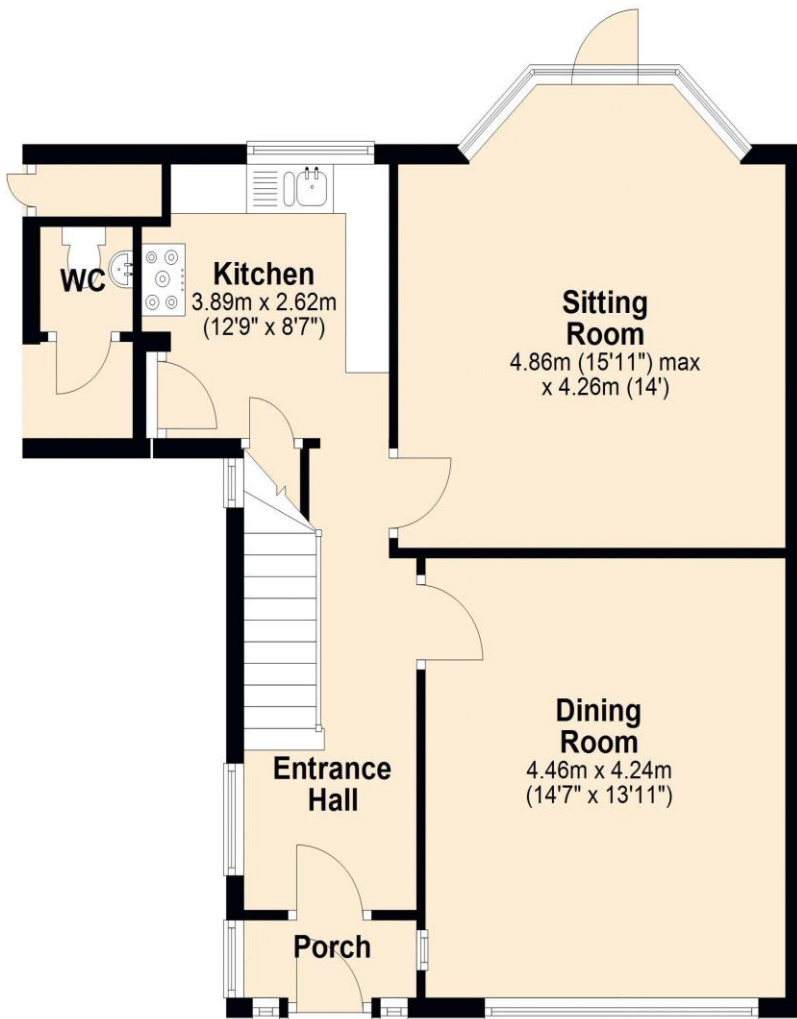


KEY FEATURES:

- Three Bedrooms ● Two Reception rooms ● Kitchen ● Bathroom/separate wc ●
- Parking for 2/3 cars ● Detached Garage
- Close to shops & station ● No Upper Chain

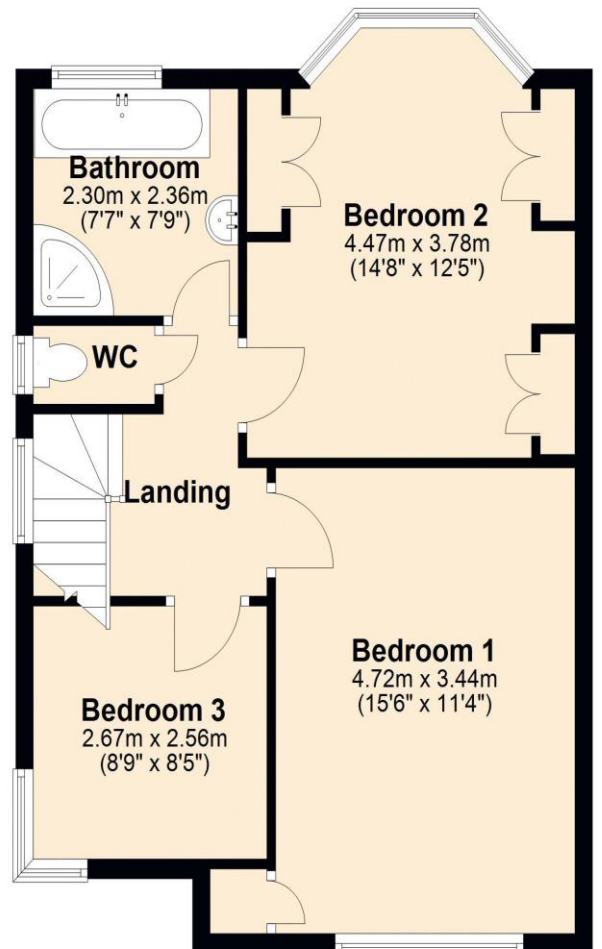
Ground Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



First Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



Total area: approx. 111.8 sq. metres (1202.9 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	78 C
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.