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ROBERTSON  
PHILLIPS

Estate Agents



Grimsdyke Road, Hatch End

£799,950



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Situated within the highly sought-after Grimsdyke Road Conservation Area, this attractive three-bedroom family home enjoys a prime position in one of Hatch End's most desirable residential locations. Combining character, charm, and excellent potential, the property offers well-proportioned accommodation ideal for modern family living.

The ground floor comprises a welcoming entrance hall leading to a bright and spacious through lounge/diner with doors to garden, a separate family room/study and a fitted kitchen with side access. To the first floor are three bedrooms, all served by a family bathroom and separate wc.

The property offers excellent scope for modernisation, allowing purchasers the opportunity to create their ideal home. Externally, the property benefits from a mature private south facing rear garden, providing a peaceful setting for outdoor entertaining and family enjoyment.

To the front, there is off-street parking, garage and attractive frontage consistent with the character of the conservation area. Grimsdyke Road is renowned for its tree-lined setting and distinctive period homes, while Hatch End's vibrant High Street, with its array of shops, cafés, restaurants, and excellent transport links, is conveniently close by.

The property is also well positioned for a number of highly regarded local schools and nearby open green spaces. This is a rare opportunity to acquire a charming family home within a prestigious conservation area.



#### Ground Floor

Porch 0.91m (3') x 0.91m (3')

#### Side entrance porch

Entrance Hall 7' 0" x 6' 1" (2.13m x 1.85m)

Laminate flooring, stairs, open plan, door to:

Family Room/Study 10' 4" x 9' 0" (3.15m x 2.74m)

Bay window to front, laminate flooring.

Lounge 17' 4" x 11' 0" (5.28m x 3.35m)

Through lounge with window to front, fireplace, fitted carpet, open plan to dining room.

Dining Room 9' 7" x 9' 0" (2.92m x 2.74m)

Two windows to rear, laminate flooring, double door to garden.

Kitchen/Breakfast Room 16' 7" x 10' 4" (5.05m x 3.15m)

Fitted with a matching range of base and eye level units with worktop space over with underlighting, ceramic tiled flooring, stainless steel sink with mixer tap, fridge/freezer, dishwasher and washing machine,



electric fan assisted oven, four ring gas hob, window to rear and door to side.

**First Floor Landing** 2.66m (8'9") x 1.77m (5'10") plus 0.02m (0'1") x 0.02m (0'1") Window to side, Storage cupboard, door to:

**Master Bedroom** 3.76m (12'4") x 3.15m (10'4") plus 0.02m (0'1") x 0.02m (0'1") Window to side, two windows to front, fitted carpet.

**Bedroom 2** 11' 0" x 10' 2" (3.35m x 3.10m)  
Window to front, fitted carpet.

**Bedroom 3** 11' 0" x 6' 9" (3.35m x 2.06m)  
Window to rear, fitted carpet.

**Bathroom** 2.30m (7'7") x 1.67m (5'6")  
Fitted with three piece suite comprising deep panelled bath with independent shower hand shower attachment over, folding glass screen, wall mounted wash hand basin with cupboard

under, mixer tap, tiled surround and mirror and low-level WC, heated towel rail, window to rear and radiator.

**WC** 1.38m (4'6") x 0.67m (2'2")  
Window to side.

#### Garden

Secluded south facing garden with patio, lawn and a mixture of well established mature shrubs and trees.

#### Front garden

Parking for two vehicles, lawn area and a mixture of matures shrubs.

#### Garage

Accessed via driveway, door to front and door to side accessed from the garden.

**Council Tax Band:** G

**EPC Rating:** D

**Tenure:** Freehold

**Facing:** South

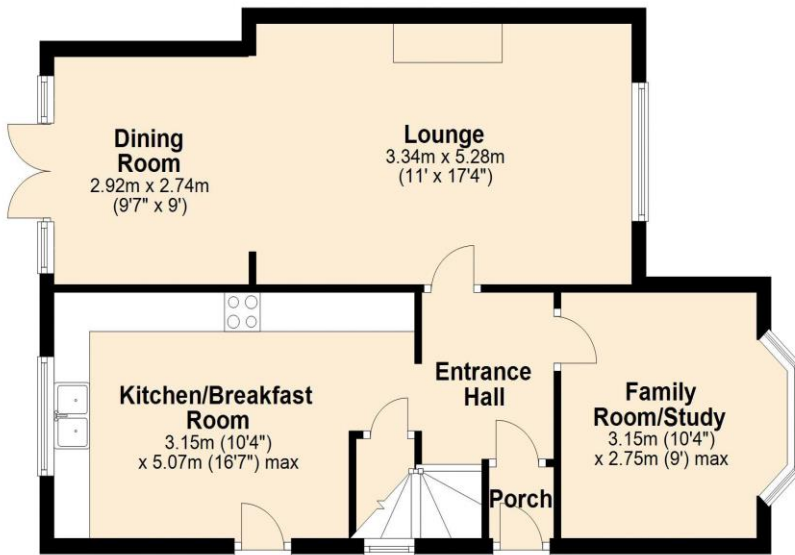


## KEY FEATURES:

- Three Bedrooms ● Three Receptions ● Fitted Kitchen/Breakfast Room ● One Bathroom ● WC ● Garage ● South Facing Garden
- Driveway ● Family Room/ Study ● Walking Distance to Grimsdyke School ● No Chain

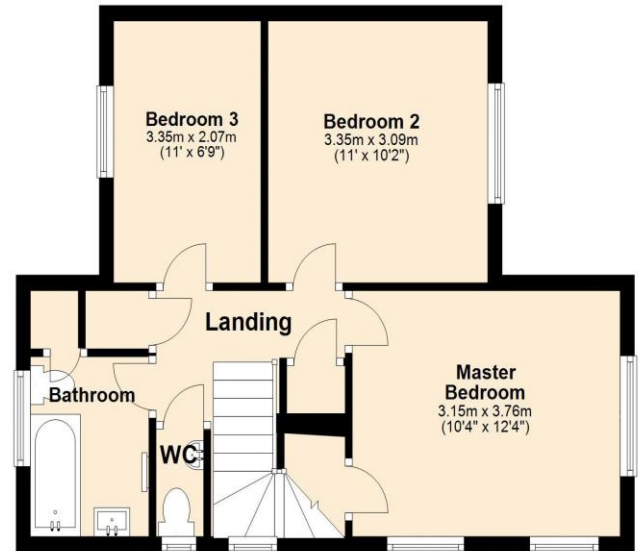
### Ground Floor

Approx. 57.9 sq. metres (623.3 sq. feet)



### First Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 101.9 sq. metres (1097.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 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.