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Rowlands Avenue, Hatch End £900,000

The Birches

A spacious Three Bedroom Detached Bungalow located within a gated plot on one of Hatch Ends sought after roads. Situated within easy access to Hatch End Broadway which offers a selection of local shops, fine dining restaurants, highly regarded schools and transport including station.

The property comprises entrance porch, spacious hallway, cloakroom, lounge/dining room opening to garden, fitted kitchen/breakfast room leading to utility area. There are three bedrooms and bathroom/wc. Features include secluded mature gardens and double garage via own drive approached via gated frontage. There is No Upper Chain.





Porch
Door to;
Cloakroom
Window to front, cupboard with fuse box, low level wc and wash hand basin.

Entrance Hall
Storage and airing cupboards.

Lounge/Diner 18' 0" x 17' 9" (5.48m x 5.41m) max.
Attractive very spacious room with double glazed windows and doors to garden.

Kitchen/Breakfast Room 19' 8" x 8' 8" (5.99m x 2.64m)
Fitted wall and base units with inset sink and appliances. Oven, microwave, and dishwasher. Double glazed window to front. door to:



Utility 11' 0" x 3' 5" (3.35m x 1.04m)
Double glazed windows and door to side. Glow worm central heating boiler.

Bedroom One 15' 10" x 12' 5" (4.82m x 3.78m)
Double glazed window to rear and range of fitted wardrobes.

Bedroom Two 12' 5" x 10' 6" (3.78m x 3.20m)
Double glazed window to rear and range of fitted wardrobes.

Bedroom Three 12' 6" x 9' 11" (3.81m x 3.02m)
Double glazed window to front. Fitted cupboards and desk.

Bathroom
Double glazed window to front. Bath, low level wc, shower enclosure and vanity unit.

Double Garage 18' 11" x 15' 8" (5.76m x 4.77m)
Window and door to rear. Up and over door.

Garden 62' 0" x 60' 0" (18.88m x 18.27m)
Secluded garden with concealed pool under decking area. Patio, pool boiler cupboard and door to garage.

Boiler room 2.50m (8'2") x 1.62m (5'4")
Window to rear, door.

Council Tax Band G
Freehold.



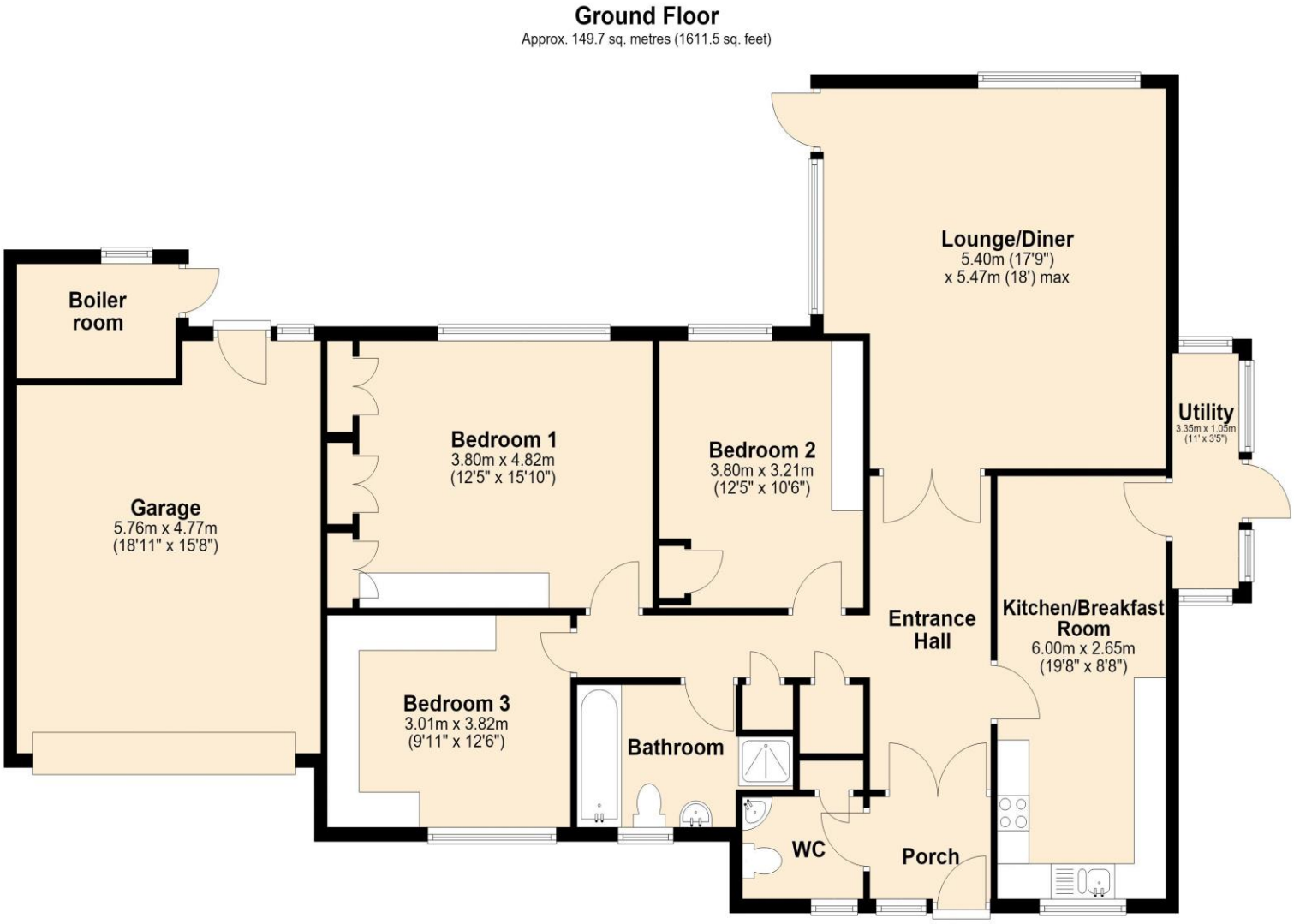




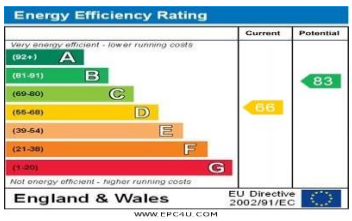


KEY FEATURES:

Three Bedrooms ● Double Glazing ● Spacious Lounge/diner ● Kitchen/breakfast Room ● Cloakroom ● Double Garage ● Gated Drive ● No Upper Chain



Total area: approx. 149.7 sq. metres (1611.5 sq. feet)



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The Property Ombudsman

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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.