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

Harrow: 020 8863 1122
Lettings: 020 8421 4847

ROBERTSON PHILLIPS
Estate Agents



Clonard Way, Hatch End £1,100,000

A substantial, Three Double Bedroom, Three Reception, Detached family home located on one of Hatch End's most sought after private roads, Clonard Way.

A selection of local shops, restaurants, schools and transport facilities, including station are all within easy reach.

Comprising garage and storage units, spacious entrance porch, through lounge with internal doors leading into sun lounge stretching across the rear of the property, dining room, kitchen breakfast room and downstairs wc.

To the first floor there are three double bedrooms, shower room and separate wc. Features include garage and large driveway, sun room, Attractive mature rear garden and potential to extend into the loft and rear of the property STPP.





Ground Floor
Entrance Lobby 11' 6" x 9' 3" (3.50m x 2.82m)
Fitted cloak cupboard, door to:

Entrance Hall 11' 6" x 8' 5" (3.50m x 2.56m)
Under stairs cupboard.

WC 5' 3" x 2' 8" (1.60m x 0.81m)
Obscure double glazed window to side. Low level wc.

Lounge 22' 4" x 11' 4" (6.80m x 3.45m)
Double glazed windows to front and rear, double glazed doors to sunroom.

Sun Room 21' 5" x 10' 10" (6.52m x 3.30m)
Windows to side, rear and doors to garden, bright room with two skylights.

Dining Room 13' 0" x 9' 9" (3.96m x 2.97m)
Window to rear and double doors to lounge.

Kitchen/Breakfast Room 23' 8" x 8' 11" (7.21m x 2.72m)



Fitted with a matching range of base and eye level units, 1+1/2 bowl stainless steel sink, serving hatch to dining room, cupboard housing Vaillant boiler, space for fridge/freezer, space for washing machine and dishwasher, built-in double oven, electric hob with extractor hood. Windows to rear and side, storage cupboard, door to

Covered side access
Three storage cupboards, door to drive and open area to garden.

Landing
Double glazed window to front, loft access.

Bedroom One 16' 4" x 11' 4" (4.97m x 3.45m)
Bright double aspect room with a range of wardrobes.

Bedroom Two 11' 9" x 9' 9" (3.58m x 2.97m)
Double glazed window to rear, corner wash hand basin and fitted wardrobe.

Bedroom Three 11' 9" x 8' 10" (3.58m x 2.69m)
Double glazed window to rear, fitted wardrobe.

Separate WC
Obscure window to side, low-level WC.

Shower Room
With shower enclosure with seat, vanity wash hand basin, obscure window to front, airing cupboard.

Garage 15' 0" x 7' 9" (4.57m x 2.36m)
Double doors to drive, power and light.

Rear Garden 75' 0" x 42' 0" (22.84m x 12.79m)
Secluded rear garden with patio and mainly laid to lawn.

Council Tax Band: G
EPC Rating: To be confirmed
Tenure: Freehold
Facing: South East







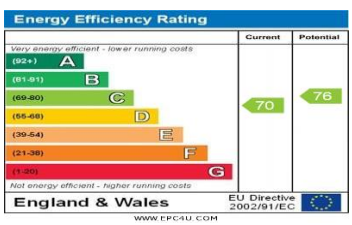


KEY FEATURES:

● Three Double Bedrooms ● Two Receptions ● Double Glazing ● Garage ● Driveway ● Spacious Plot ● Fitted Kitchen/Breakfast Room ● Sun Room ● Potential To Substantially Extend STPP



Total area: approx. 202.4 sq. metres (2178.7 sq. feet)



naea propertymark PROTECTED

The Property Ombudsman

arla | propertymark PROTECTED

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.