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**ROBERTSON
PHILLIPS**
Estate Agents



Grimsdyke Road, Hatch End

£699,950



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A Three bedroom semi detached Artegan property located in the popular Pinner Wood Conservation area. A selection of local shops, fine dining restaurants, parks and transport, including station are all within walking distance.

Comprising entrance hall, dining room, living room and kitchen. Upstairs are three bedrooms, shower room and separate wc. Features include garage via own drive and secluded garden.

A level of refurbishment will be required.



Hall 4.12m (13'6") x 1.84m (6'1")

Stairs, door to:

Living Room 18' 4" x 11' 9" (5.58m x 3.58m)

Double aspect room with windows to rear and door to garden.

Kitchen 10' 9" x 9' 2" (3.27m x 2.79m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, washing machine, fridge/freezer, gas cooker with five ring gas hob, window to rear, storage cupboard, Vaillant central heating boiler, door to garden.



Dining Room 3.03m (9'11") x 2.74m (9')
Window to front.

Landing
Separate WC
Window to rear.

Shower Room 8' 5" x 5' 5" (2.56m x 1.65m)
Window to side, Storage cupboard, fitted
shower cubicle and wash hand pedestal basin.

Bedroom One 12' 6" x 9' 7" (3.81m x 2.92m)
Window to rear, fitted wardrobes.

Bedroom Two 10' 3" x 9' 9" (3.12m x 2.97m)
Box window to front, window to side, Storage
cupboard.

Bedroom Three 12' 6" x 8' 0" (3.81m x
2.44m)
Window to front.

Garage 18' 1" x 8' 3" (5.51m x 2.51m)
Window to rear, door to side and up and
over door.

Garden 80' 0" x 34' 0" (24.37m x 10.36m)
Lovely south facing garden with a variety of
fruit trees, mature shrubs, lawn area, two
sheds, stunning magnolia tree and side access
plus door to garage.

Council Tax Band F
Freehold

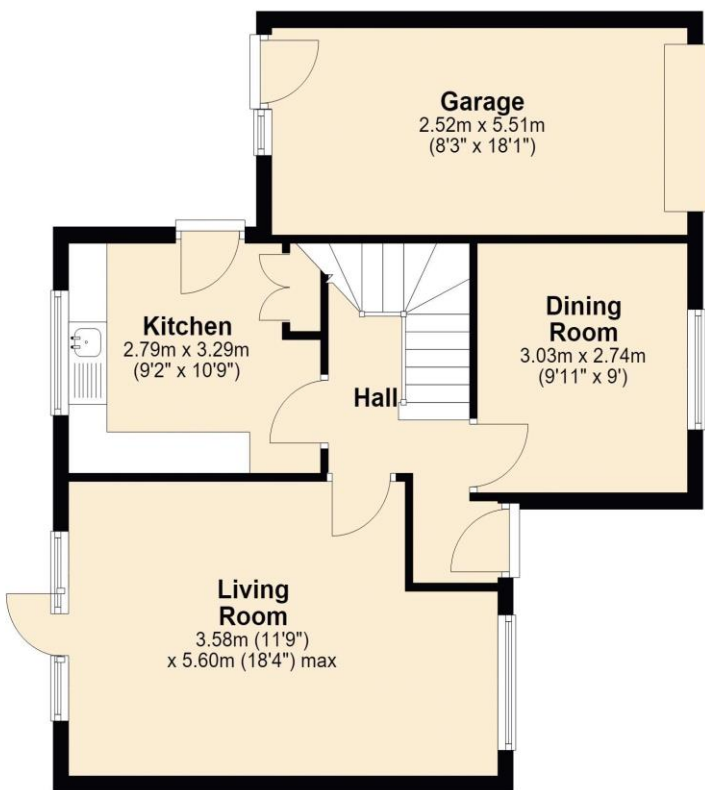


KEY FEATURES:

- Three Bedrooms • Two Receptions • Fitted Kitchen • Shower Room • Separate WC •
- Garage via own drive
- No Upper chain • Updating Required

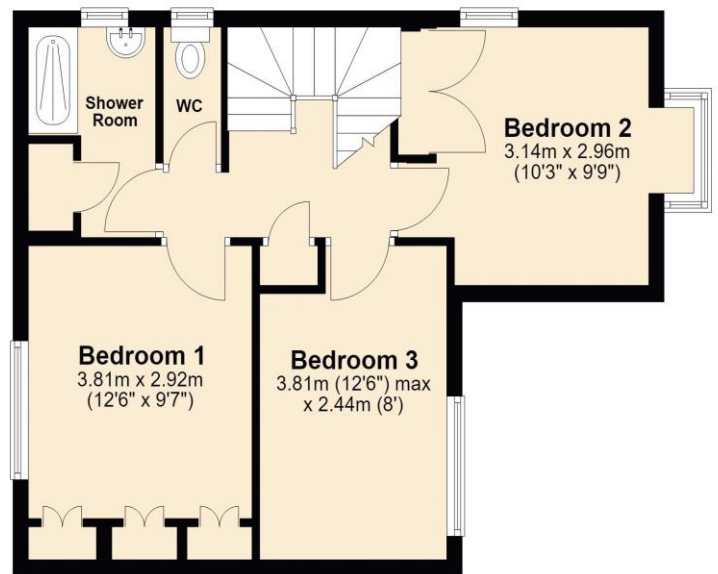
Ground Floor

Approx. 58.1 sq. metres (625.2 sq. feet)

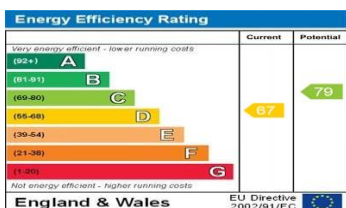


First Floor

Approx. 43.1 sq. metres (463.4 sq. feet)



Total area: approx. 101.1 sq. metres (1088.7 sq. feet)



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.