

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8421 4847

E-mail : lettings@robertsonphillips.co.uk

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



**ROBERTSON
PHILLIPS**

Est. 1991



Tintern Way, West Harrow

£2,600 P.C.M

Key Features include:

- Four Bedrooms
- Two Bathrooms
- Semi Detached
- Double Glazing
- Gas Central Heating
- Extended
- EV Pod Point Charging Point
- Off Street Parking For Two Cars
- Attractive Rear Garden
- Unfurnished

Property Overview:

Having been recently renovated throughout, this spacious and ultra contemporary extended FOUR BEDROOM, TWO BATHROOM semi detached home is positioned within a short walk to West Harrow and Rayners Lane stations allowing swift access into London via the Metropolitan/Piccadilly line. Vaughan Primary School and Whitmore High School are within walking distance making this home an ideal retreat for a family. **UNFURNISHED**

Accommodation:

Entrance Hall

Laminate floor, stairs and door to:-

Groundfloor WC

Combined Low level WC with small sink and access door to boiler.

Lounge 12' 8" x 11' 6" (3.86m x 3.50m)

Bay window to front, blinds and laminate floor.

Kitchen/Dining Area 21' 5" x 17' 5" (6.52m x 5.30m)

Fitted matching range of modern base and eye level units with granite worktop space over, stainless steel sink with single drainer, integrated dishwasher, freestanding washing machine, tumble dryer, american style fridge/freezer, eye level electric fan assisted oven, four ring electric induction hob with extractor hood over, eye level microwave oven grill, window to side, window to rear, blinds, laminate flooring and patio doors to rear garden.

Landing

Window to side, stairs, carpet and door to large storage cupboard.

Principal Bedroom 13' 4" x 11' 2" (4.06m x 3.40m)

Bay window to front, blinds, carpet and double wardrobe.

Bedroom 2 12' 1" x 11' 3" (3.68m x 3.43m)

Window to rear, blinds and carpet.

Bedroom 3 7' 9" x 6' 2" (2.36m x 1.88m)

Window to front, blind and carpet.

Bathroom

Fitted with modern three piece suite comprising small deep panelled bath with recessed shower over, shower curtain, vanity wash hand basin with drawers under, mixer tap, low-level flush WC, tiled surround, mirrored cabinet, window to rear, heated towel rail and ceramic tiled flooring.

Landing

Carpet, door to:-

Bedroom 4 18' 7" x 17' 9" (5.66m x 5.41m)

Window to rear, blind, two skylights, laminate floor and two double wardrobes.

En-suite Shower Room

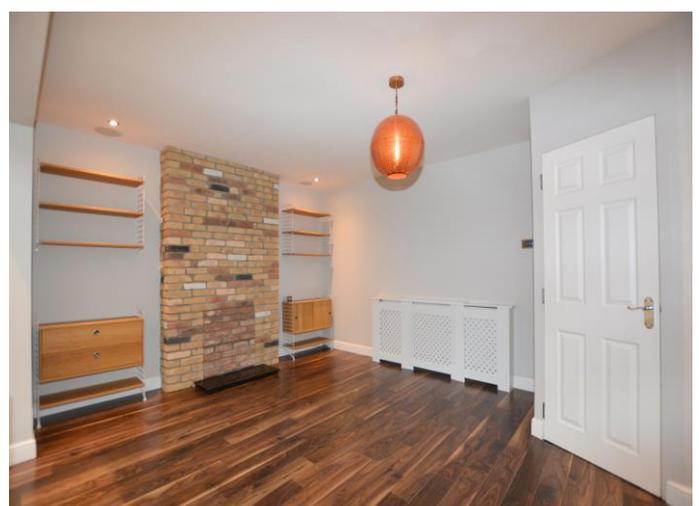
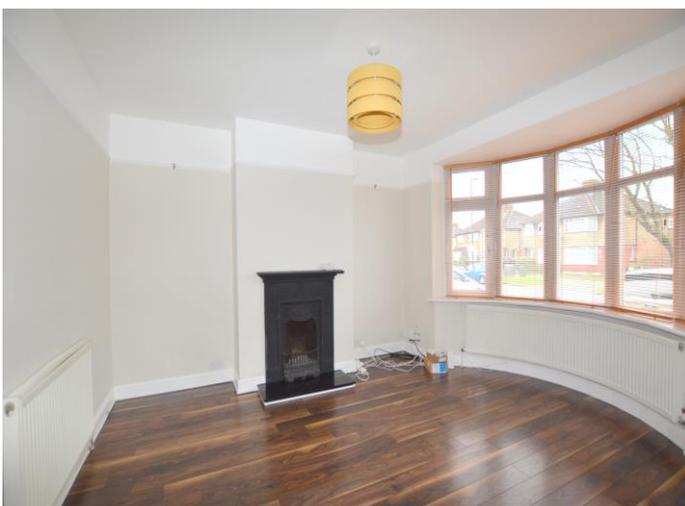
Modern suite with double shower enclosure, vanity wash hand basin with cupboards under, mixer tap, tiled surround, mirror, low-level flush WC, window to rear, heated towel rail and ceramic tiled flooring.

Outside

Off street parking for two cars, garden with lawn, outside lights, shed and private electric charging point to side of property.

Please note: Rear outbuilding not included and air condition units not in use.

Council Tax Band: E EPC Rating: E



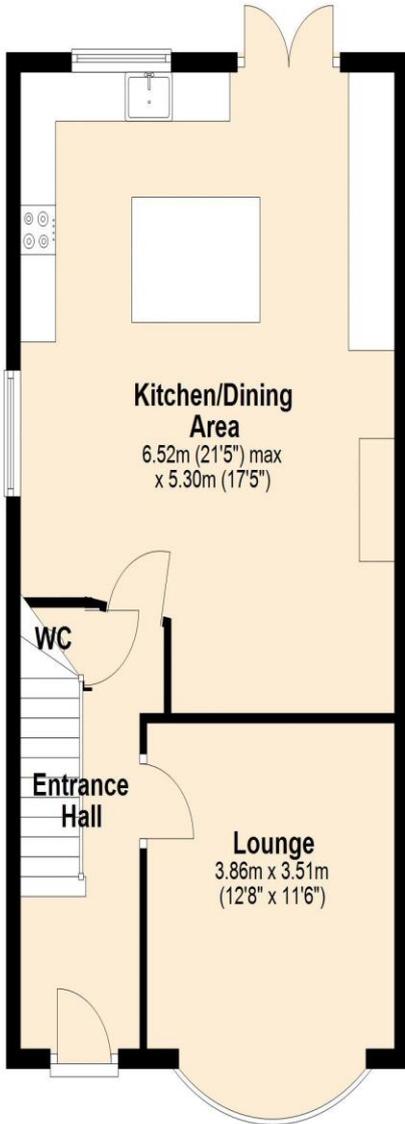


To arrange a viewing call:
020 8421 4847

Robertson Phillips
262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

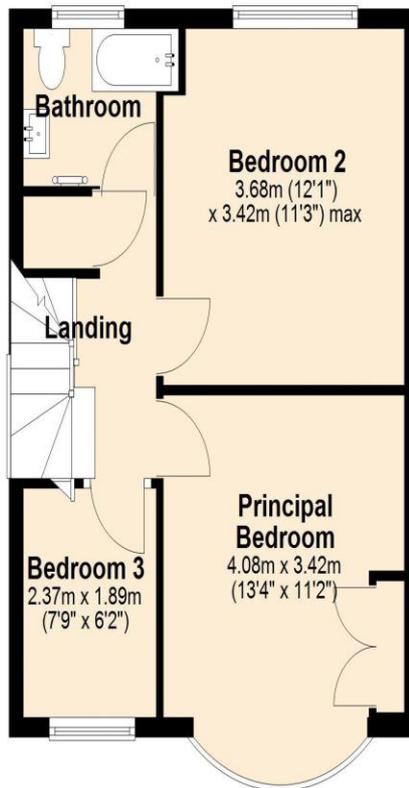
Ground Floor

Approx. 53.1 sq. metres (571.1 sq. feet)



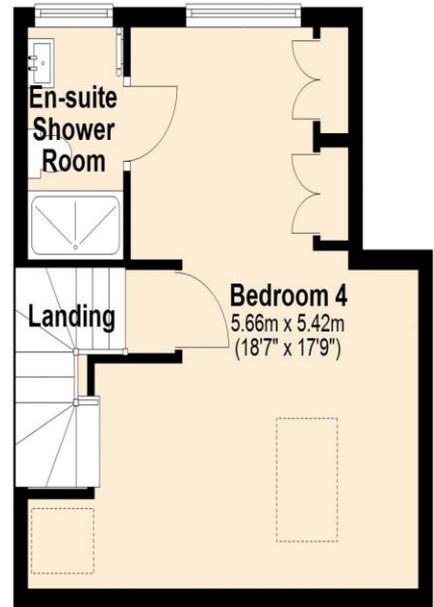
First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Second Floor

Approx. 29.2 sq. metres (314.0 sq. feet)



Total area: approx. 121.5 sq. metres (1308.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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.