

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Woodridings Close, Hatch End

£1,700 P.C.M

Key Features include:

- Two Double Bedrooms
- Ground Floor
- Gas Central Heating
- Double Glazing
- Front Garden with Drive
- Off Street Parking For One Car
- Private Rear Garden
- Part Furnished

Property Overview:

Conveniently situated in the heart of Hatch End, this bright and contemporary TWO DOUBLE bedroom ground floor maisonette is within a short walk to sought after restaurants and overground station allowing swift access into Central London. PART FURNISHED

Accommodation:

Entrance Hall

Fitted carpet, door to storage cupboard.

Lounge/Dining Room 13' 5" x 11' 5" (4.09m x 3.48m)

Window to front, curtains, electric fireplace and fitted carpet.

Kitchen 9' 4" x 9' 0" (2.84m x 2.74m)

Modern fitted matching range of base and eye level units with worktop space over with round edged granite worktops, butler sink with mixer tap, extractor fan, fridge/freezer, dishwasher, washing machine, tumble dryer, electric cooker with fan assisted oven, four ring electric halogen hob, grill, window to side, window to rear, storage cupboard, tiled flooring and door leading to rear garden.

Master Bedroom 12' 8" x 9' 8" (3.86m x 2.94m)

Window to rear, curtains, double wardrobe, chest of drawers, fitted carpet and door leading to rear garden.

Bedroom 2 11' 0" x 8' 9" (3.35m x 2.66m)

Window to side, window to front, blinds, storage cupboard and fitted carpet.

Shower Room

Double length shower cubicle with electric shower, wash hand basin, low level flush WC, mirrored wall mounted medicine cabinet, tiled surround, window to rear and vinyl flooring.

Outside

Front garden with drive allowing one parking space and rear patio garden with bin storage/side access.

Council Tax Band: D EPC Rating: C



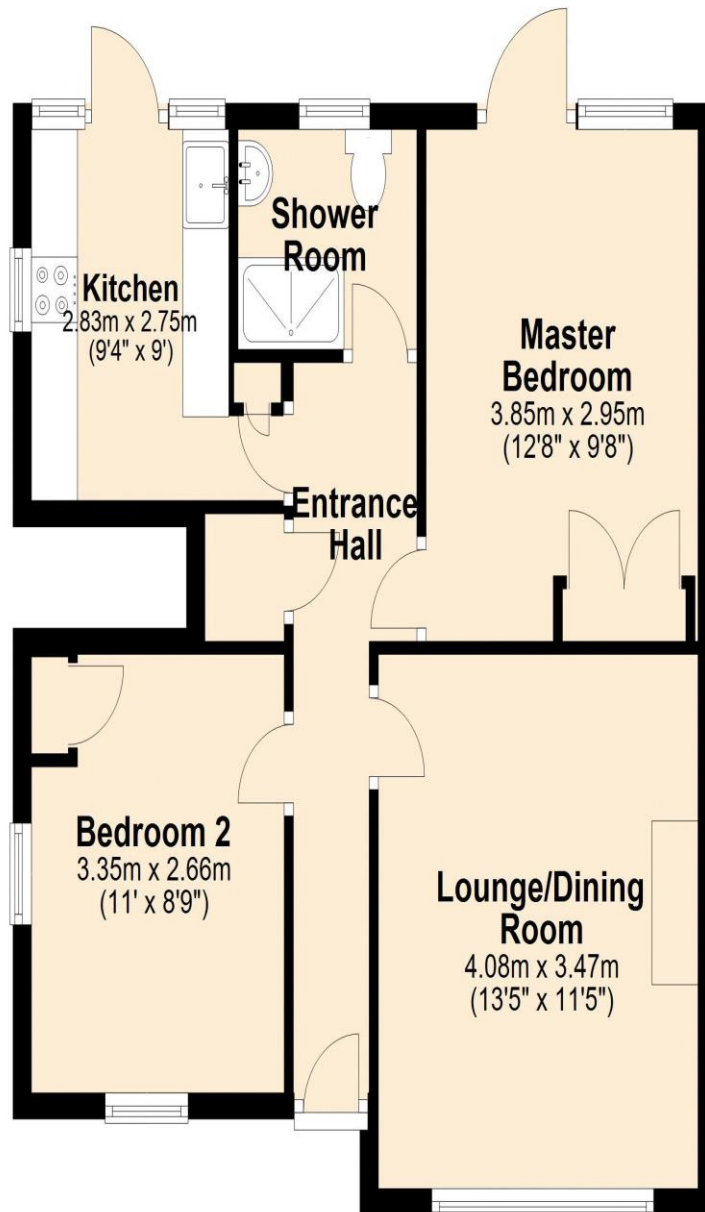


To arrange a viewing call:
020 8421 4847

Robertson Phillips
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Ground Floor

Approx. 53.6 sq. metres (576.5 sq. feet)



Total area: approx. 53.6 sq. metres (576.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	72	76
	EU Directive 2002/91/EC	

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.