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**ROBERTSON
PHILLIPS**
Estate Agents



Woodridings Close, Hatch End £650,000



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A bright Three Bedroom semi detached family home located in an ideal position close to shops, sought after schools, restaurants and transport including station. Comprising through lounge/dining room, fitted kitchen, three bedrooms and shower room/wc. Features include large detached garage via own drive and walled garden. Although well maintained, the property is in need of some updating.

No Upper Chain.



Porch 2.23m (7'4") x 1.17m (3'10")
Double glazed windows to side and front, door to:
Entrance Hall 4.15m (13'8") x 1.79m (5'11")
Under stairs storage cupboard with meters.

Lounge 14' 4" x 12' 2" (4.37m x 3.71m)
Bay window to front, open plan to,
Dining Room 13' 5" x 11' 2" (4.09m x 3.40m)
Double glazed window to rear.

Kitchen 12' 6" x 7' 2" (3.81m x 2.18m)
Fitted with a matching range of base and eye level units, stainless steel sink with mixer tap, plumbing for washing machine, floor standing boiler, space for fridge/freezer, integrated oven and grill, double glazed window to rear and door



to side.

Landing

Double glazed window to side, loft access.

Bedroom One 13' 3" x 10' 4" (4.04m x 3.15m)

Double glazed window to rear, fitted wardrobes with sliding doors.

Bedroom Two 13' 3" x 12' 2" (4.04m x 3.71m)

Double glazed bay window to front, range of fitted wardrobes.

Bedroom Three 7' 4" x 6' 8" (2.23m x 2.03m)

Double glazed bay window to front.

Shower Room 2.28m (7'6") x 2.23m (7'4")

With tiled shower enclosure, vanity wash hand basin with cupboard under, low-level WC, heated towel rail, fully tiled walls, obscure double glazed window to side and airing cupboard.

Garage 19' 4" x 13' 9" (5.89m x 4.19m)

Spacious garage with power, light, vented for tumble dryer door to side. Approached via own drive.

Garden

Sunny walled garden with patio, lawned area and side access.

Council Tax Band E

Freehold.

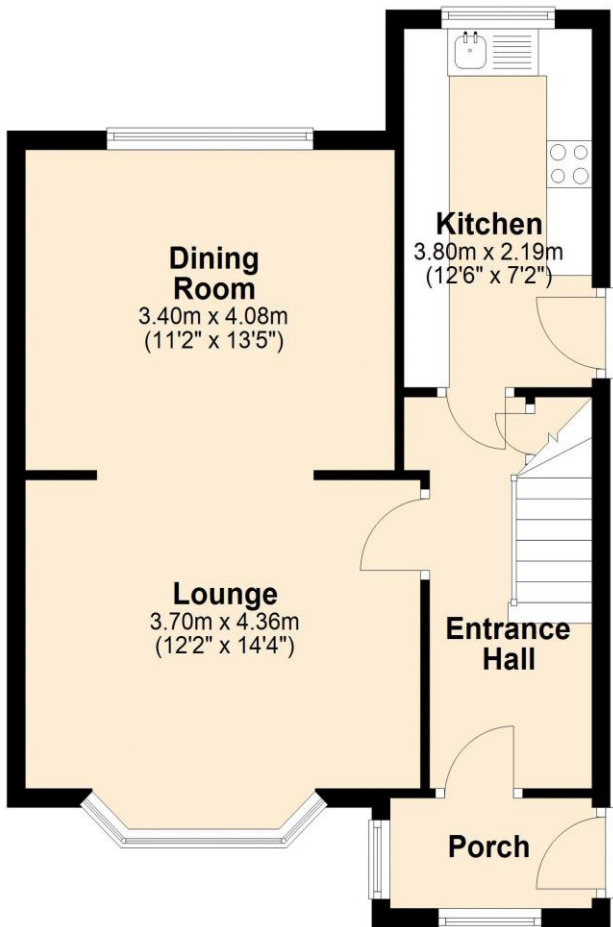


KEY FEATURES:

- 3 Bedrooms ● Lounge/dining room ● Double Glazing ● Fitted Kitchen ● Shower room/wc
- Garage via own drive
- Secluded Garden ● No Upper Chain

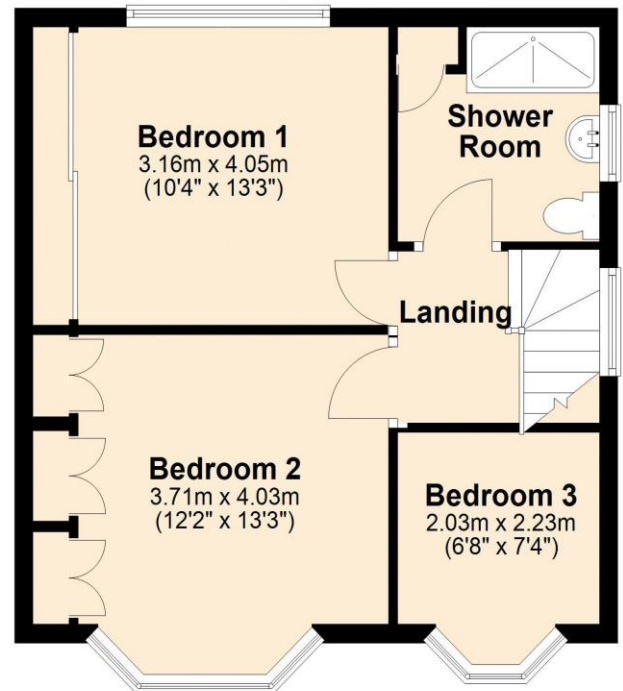
Ground Floor

Approx. 48.2 sq. metres (518.9 sq. feet)



First Floor

Approx. 40.8 sq. metres (438.7 sq. feet)



Total area: approx. 89.0 sq. metres (957.7 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	79 C
39-54	E		
21-38	F		
1-20	G		



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.