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**ROBERTSON
PHILLIPS**
Estate Agents



Hillview Road, Hatch End

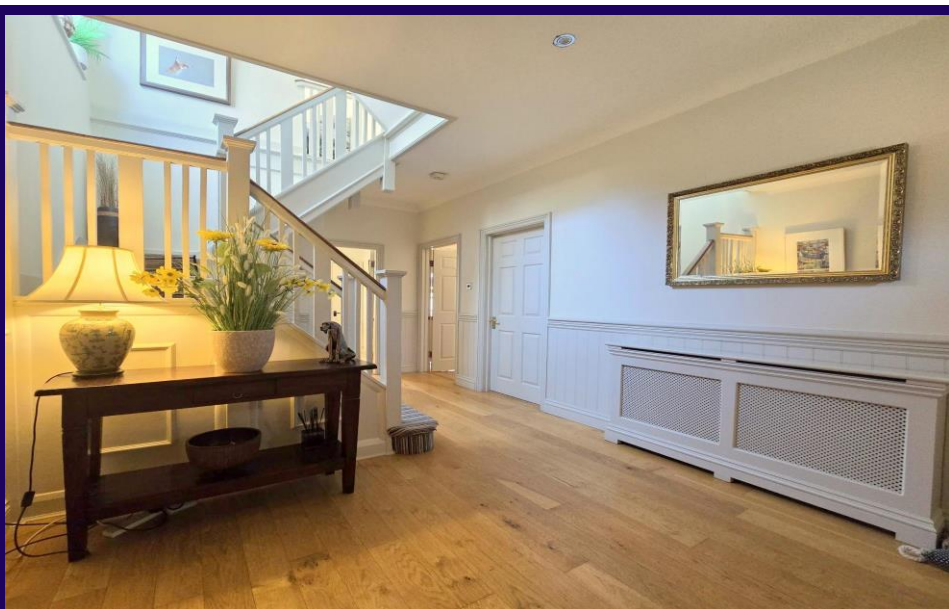
£1,175,000



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Situated on the sought-after Hillview Road in Hatch End (HA5), this beautifully presented 1930's four-bedroom semi-detached family home offers generous living space, abundant natural light, and a stunning rear garden extending approximately 90ft. The property welcomes you via a striking entrance hall, setting the tone for the spacious accommodation throughout. The ground floor comprises a bright and airy through lounge/dining room, a well-appointed kitchen breakfast room, utility room, a separate TV/family room, and a convenient guest wc. To the first floor, there are three generously sized bedrooms, a modern family bathroom, and a separate wc. The second floor boasts an impressive loft conversion providing a principal bedroom suite complete with en suite bathroom ideal for growing families or guest accommodation. Externally, the beautifully maintained rear garden is a true highlight, featuring a patio area, pergola, and an array of mature shrubs, offering both privacy and a tranquil outdoor setting. The property is accessed via own driveway with ample parking and a mixture of mature shrubs. This property is ideally positioned for access to a range of high-performing primary and secondary schools, many of which are rated Outstanding or highly regarded locally making it an excellent choice for families prioritising education. Hatch End Broadway is also just a ten minute walk from the property with its array of restaurants, bars, shops and transport links including Hatch End Over Ground Station.



Ground Floor

Porch

Reception Hall 15' 6" x 10' 6" (4.72m x 3.20m)
Stunning reception room with under stairs storage.

Cloakroom

Obscure double glazed leaded light window to front, wall mounted wash hand basin, half tiled walls and low-level

WC

Study/TV Room 13' 10" x 7' 2" (4.21m x 2.18m)
Cosy TV room with double glazed window to side and cupboard housing meters.

Lounge 17' 2" x 13' 2" (5.23m x 4.01m)

Double glazed leaded light windows to front, attractive stone fireplace with wood burner stove and double doors to dining room.

Dining Room 13' 2" x 12' 6" (4.01m x 3.81m)

Lovely family entertaining room connected to the lounge via doors and with windows and door to garden.

Breakfast Room 13' 4" x 10' 2" (4.06m x 3.10m)

Bay window with tiled window sill to rear, cupboard housing boiler, open plan to kitchen.

Kitchen 18' 8" x 7' 9" (5.69m x 2.36m)

Fitted with a matching range of base and eye level units with granite worktops and inset sink. Space for Range Master



Classic cooker, integrated full height fridge and dishwasher. Part tiled walls, split door to side and window to rear.

Utility 7' 2" x 5' 4" (2.18m x 1.62m)

Plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, double glazed window to side.

Landing

Double glazed leaded light window to side.

WC

Obscure double glazed window to side, low-level WC.

Bedroom Two 17' 2" x 13' 2" (5.23m x 4.01m)

Double glazed leaded light windows to front.

Bedroom Three 13' 2" x 12' 6" (4.01m x 3.81m)

Double glazed window to rear, range of fitted wardrobes with top cupboards.

Bedroom Four 10' 4" x 9' 5" (3.15m x 2.87m)

Double glazed leaded light window to front.

Bathroom

Panelled bath with shower attachment, wall mounted vanity wash hand basin, fully tiled walls, tiled shower enclosure, low-level WC, heated towel rail, obscure double glazed windows to

rear, airing cupboard with hot water cylinder.

Landing

Double glazed leaded light window to side, door to:

Bedroom One 17' 4" x 13' 2" (5.28m x 4.01m)

Double glazed window to rear, Velux window to front, range of fitted wardrobes, door to:

En-suite Bathroom

Spacious with bath with shower attachment and glass screen, vanity wash hand basin with cupboards under, fully tiled walls, low-level WC, heated towel rail, mirrored medicine cabinet and obscure double glazed window to rear.

Eaves Storage

Good storage area.

Garden Approx 90' (27.41m)

Secluded well maintained garden with timber pergola ideal for summer entertaining, storage shed, mature planting and side access.

Council Tax Band: G

EPC Rating: D

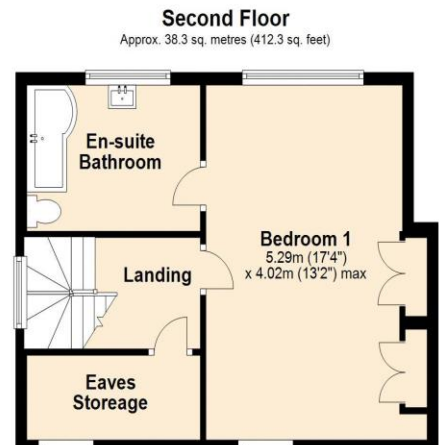
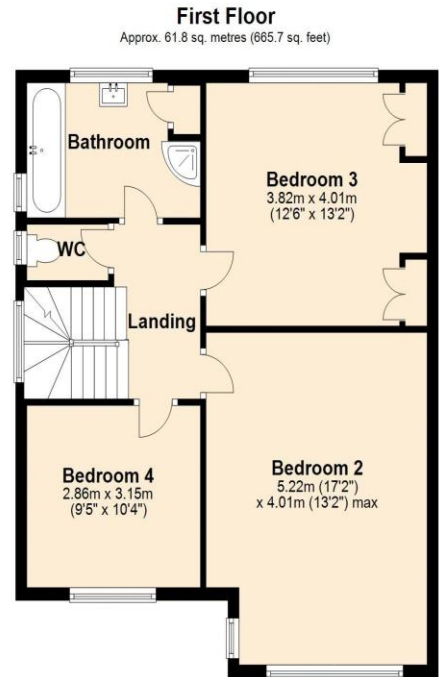
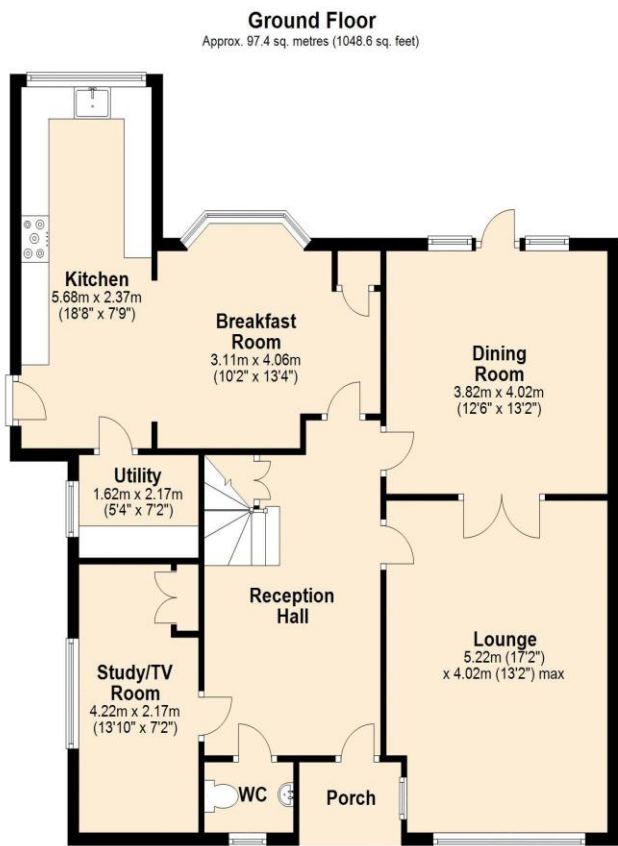
Tenure: Freehold

Facing: Garden is North East Facing



KEY FEATURES:

- Four Bedrooms ● Four Receptions ● Part Double Glazing ● Fitted Kitchen ● En-suite Bathroom ● 90ft Garden ● 10 Minute Walk to Broadway ● Potential to extend STPP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 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.