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**ROBERTSON
PHILLIPS**
Estate Agents



The Avenue, Hatch End

£1,700,000



www.robertsonphillips.co.uk



A fine example of a large Edwardian Detached family residence situated in one of Hatch End's premier roads. A selection of local shops, fine dining restaurants, sought after schools and transport including station are all within easy reach. The property features enclosed porch, welcoming reception hall, cloakroom, lounge, sitting room, dining room, superb recently fitted kitchen/breakfast room with under floor heating, large central island opening to garden and utility room. Upstairs a master suite of bedroom, dressing room and en-suite bathroom, four further generous bedrooms and family bathroom. There are attractive fireplaces, delightful secluded garden with large paved patio area, double length garage and gravel frontage with ample parking for several cars.



Porch

Leaded light windows to front and front door to:
Entrance Hall
Welcoming space with fitted cloaks cupboard.



Lounge 20' 8" x 14' 5" (6.29m x 4.39m)

Attractive room with calm outlook leading to gardens via double glazed sliding doors. Feature fireplace.

Sitting Room 15' 4" x 14' 11" (4.67m x 4.54m)

Bay window to front and attractive fireplace.

Dining Room 18' 7" x 14' 11" (5.66m x 4.54m)

Windows to front, fireplace and panelled wall units.

Cloakroom

Two obscure windows to side, corner wash hand basin and low-level WC, fully tiled walls.

Kitchen Area 21' 7" x 14' 11" (6.57m x 4.54m)

Fitted with a matching range of base and eye level units with inset sink and matching island unit with hob and extractor. Integrated, dishwasher, double oven, space for fridge/freezer, under floor heating, two windows to side,



Breakfast Area 15' 2" x 9' 11" (4.62m x 3.02m)
Four skylights and two sets of bi-fold doors to garden.
Utility 9' 3" x 7' 3" (2.82m x 2.21m)

Fitted with a matching range of base and eye level units with inset sink, window to rear. Plumbed for washing machine and dryer.

Landing

Window to side, loft access and built in cupboards.

Bedroom One 14' 9" x 12' 0" (4.49m x 3.65m)

Window to rear, door to en suite.

Dressing Room 14' 5" x 12' 10" (4.39m x 3.91m)

Window to front and range of fitted wardrobes.

En-suite Bathroom

Bath with shower attachment, twin vanity wash hand basins, half tiled walls, low-level WC, heated towel rail, and window to rear.

Bedroom Two 18' 7" x 14' 6" (5.66m x 4.42m)

Windows to front and range of fitted wardrobes.

Bedroom Three 15' 2" x 10' 9" (4.62m x 3.27m)

Window to rear, fitted wardrobe.

Bedroom Four 12' 10" x 9' 11" (3.91m x 3.02m)

Window to front, fitted wardrobe and vanity wash hand basin.

Bedroom Five 11' 4" x 10' 4" (3.45m x 3.15m)

Window to side.

Bathroom

Window to rear, bath, corner shower enclosure, low level wc, wash hand basin and fully tiled walls.

Garage

Up and over door approached via gravel drive with parking for several cars.

Garden

Secluded by mature trees and shrubs, lawn area and large paved patio ideal for summer dining and BBQ.

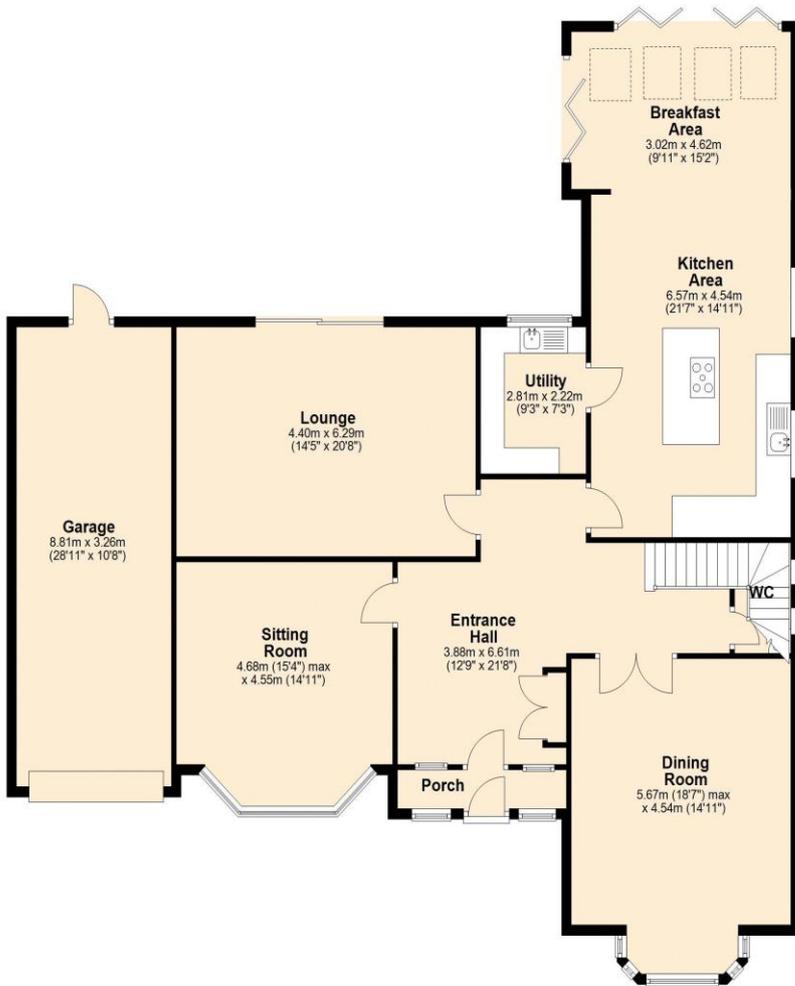
Council Tax Band: H Freehold



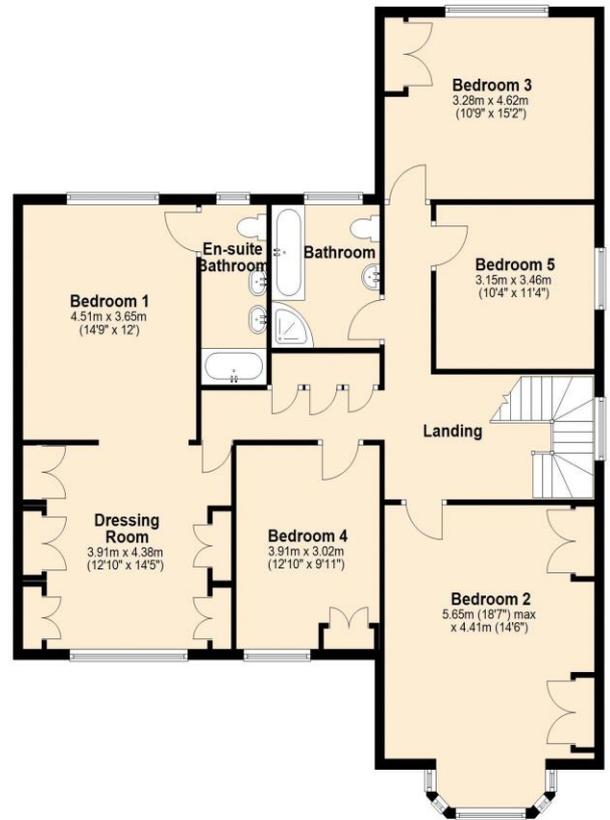
KEY FEATURES:

- 5 Bedrooms
- 3 Receptions
- Utility & Cloakroom
- En-suite Bathroom
- Superb kitchen/breakfast room
- Further potential to extend (stpp)
- Garage with parking via gravel drive
- Secluded Garden

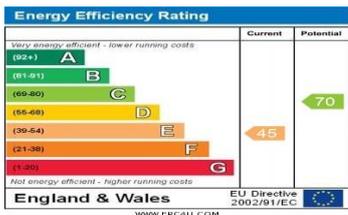
Ground Floor
Approx. 186.9 sq. metres (2012.3 sq. feet)



First Floor
Approx. 129.2 sq. metres (1391.2 sq. feet)



Total area: approx. 316.2 sq. metres (3403.4 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.