

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS
Tel: 020 8428 7161

Email: pinner@robertsonphillips.co.uk

Harrow: 020 8863 1122
Lettings: 020 8421 4847


**ROBERTSON
PHILLIPS**
Estate Agents



Hillview Road, Hatch End

£895,000



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A Four Bedroom Detached family home situated within the Grimsdyke School catchment area on one of Hatch End's most sought after roads. The property is located within easy reach of local shops, fine dining restaurants and transport, including bus routes and station. Comprising porch, entrance hall, lounge with doors to garden, dining room and fitted kitchen. Upstairs are three bedrooms, bathroom and separate wc to the first floor and a further loft bedroom and wc. Features include garage/workshop with parking via own drive and secluded 187ft garden with workshop. There is ample scope to extend to bring the house up to date with a modern footprint and style. (stpp)



Porch

Two door porch to:

Entrance Hall

Welcoming entrance hall with obscure leaded light window to side and understairs storage cupboard.

Dining Room 14' 4" x 11' 9" (4.37m x 3.58m)

Double glazed windows to front and fireplace with wood burning stove.

Lounge 14' 5" x 10' 11" (4.39m x 3.32m)

Double glazed double doors to garden. Attractive stone fireplace.

Kitchen 14' 5" x 7' 4" (4.39m x 2.23m)

Fitted with a matching range of base and eye level units with 1+1/2 bowl stainless steel sink, plumbing for washing machine and dishwasher and space for fridge and freezer. Built-in electric oven, hob with extractor hood, cupboard housing Vaillant central heating boiler, double glazed leaded light window to rear and side, door to side access.



1st Floor Landing

Obscure window to side and airing cupboard.

Bedroom One 14' 10" x 11' 9" (4.52m x 3.58m)

Delightful room with double glazed bay window to front and range of fitted wardrobes, door to:

En suite WC

Window to front, wash hand basin, bidet, low-level

WC, heated towel rail and half tiled walls.

Bedroom Two 13' 7" x 11' 6" (4.14m x 3.50m)

Double glazed leaded light window to rear, fitted wardrobes.

Bedroom Three 8' 3" x 7' 5" (2.51m x 2.26m)

Double glazed leaded light window to rear.

Bathroom

With bath, vanity wash hand basin, fully tiled walls, obscure window to side.

Separate WC

Obscure window to side. WC.

2nd Landing

Obscure window to side, door to:

Bedroom Four Approx 17' 6" x 13' 9" (5.33m x

4.19m) Windows to rear and side, door to eaves storage.

WC

Skylight to side, vanity wash hand basin and low-level WC.

Garage

Detached garage via own drive.

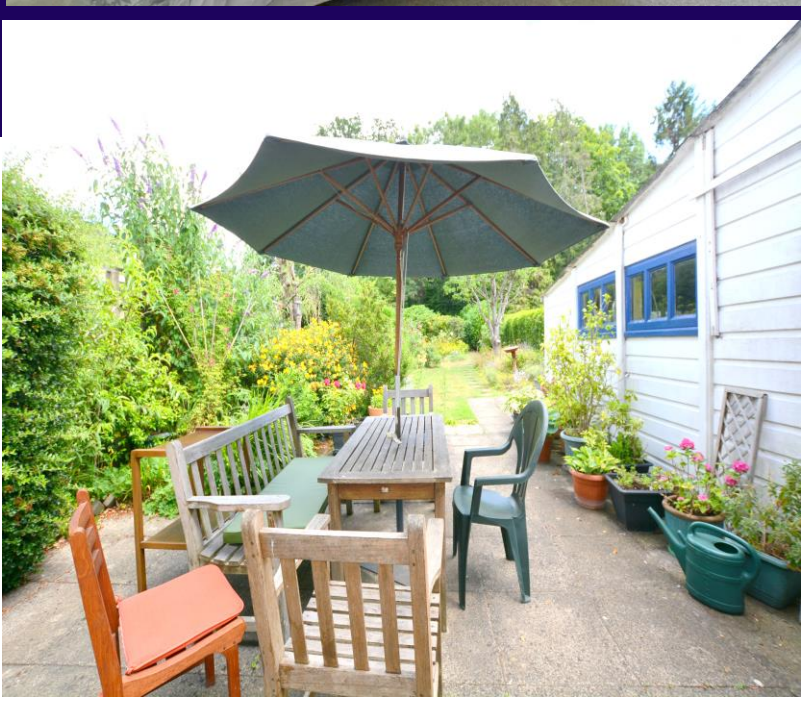
Garden Approx 187' 0" (56.95m)

Superb mature garden with patio, garden tap and large 30 x 10ft outbuilding to rear.

Council Tax Band: G

EPC Rating: To be confirmed

Tenure: Freehold

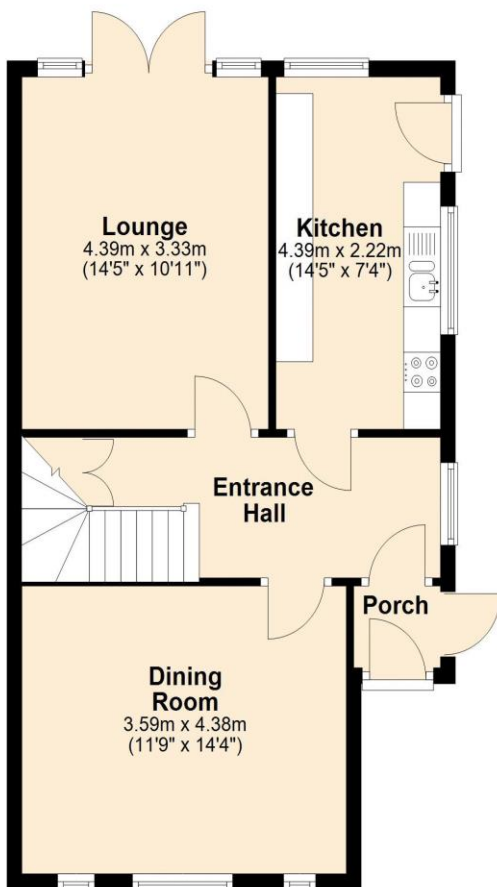


KEY FEATURES:

- Four Bedrooms • Lounge & Dining Room • Spacious entrance hall • Fitted Kitchen •
- Garage via own drive • Superb 187ft garden
- Ample scope to extend (STPP) •

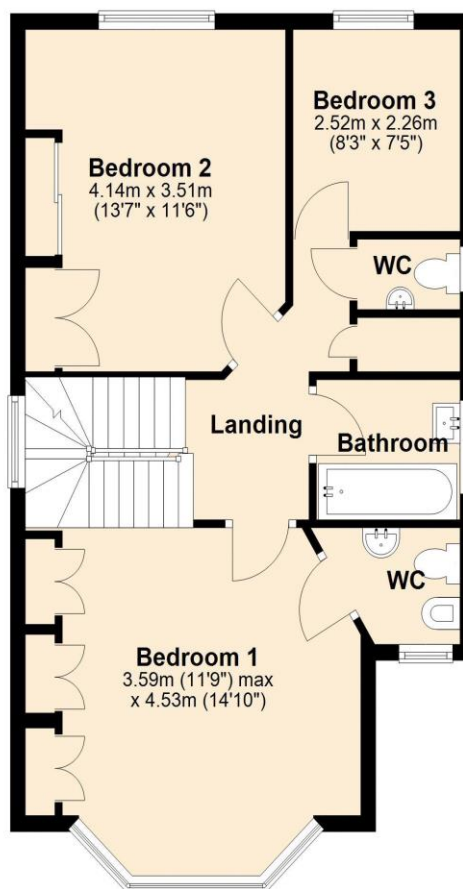
Ground Floor

Approx. 52.9 sq. metres (569.4 sq. feet)



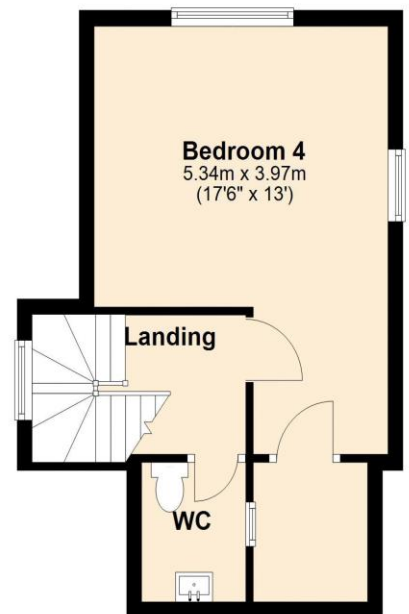
First Floor

Approx. 55.3 sq. metres (595.2 sq. feet)

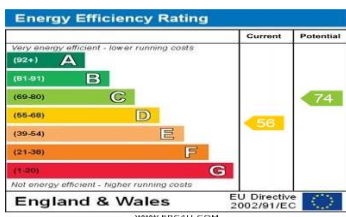


Second Floor

Approx. 28.3 sq. metres (304.1 sq. feet)



Total area: approx. 136.5 sq. metres (1468.8 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.