

## *HAWTHRONE AVENUE, EASTCOTE*



*Three Bedroom Semi Detached*

*Guide Price £724,950*

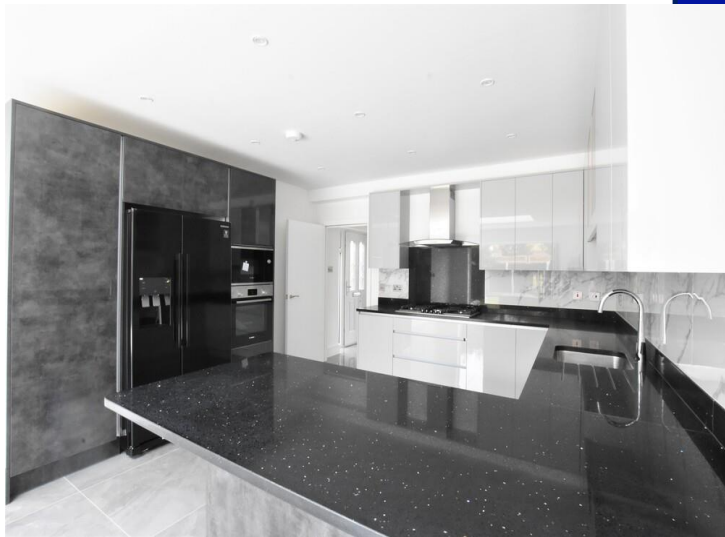
Robertson Phillips are proud to present this stunning three bedroom, two bathroom semi detached house onto the market. This high spec home is arranged over three floors and the layout comprises of: A front aspect reception room, guest cloakroom, an open planned kitchen/diner with bifolding doors which leads to a well maintained private garden. On the first floor you have two spacious bedrooms with fitted wardrobes, and a main three piece family bathroom. The second floor has a guest bedroom and a stunning en suite shower room.



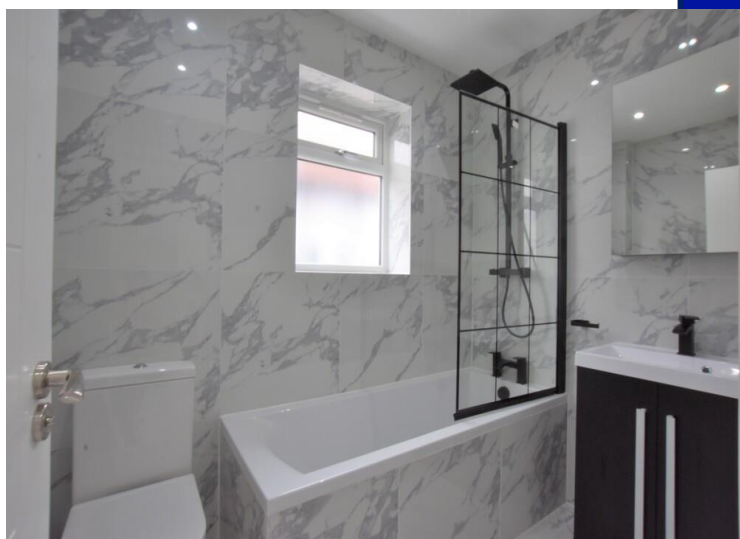
***Location:*** Hawthorne Avenue is a sought after road, and only a short walk from shops, local amenities and transport links, for either Eastcote or Ruislip Manor. For easy access to the tube, you have the choice of Eastcote/Ruislip Manor Stations for the Metropolitan/Piccadilly Line The property is a great school catchment for many highly rated schools.







- *Three Double Bedrooms*
- *Off Street Parking*
- *Private Low Maintenance Garden*
- *10 Year Protek Structural Warranty*
- *Two Bathrooms/ 3 WC'S*
- *Four Newly Built High Spec Homes*
- *CCTV Security System & Car Charging Points*
- *Premier Road*

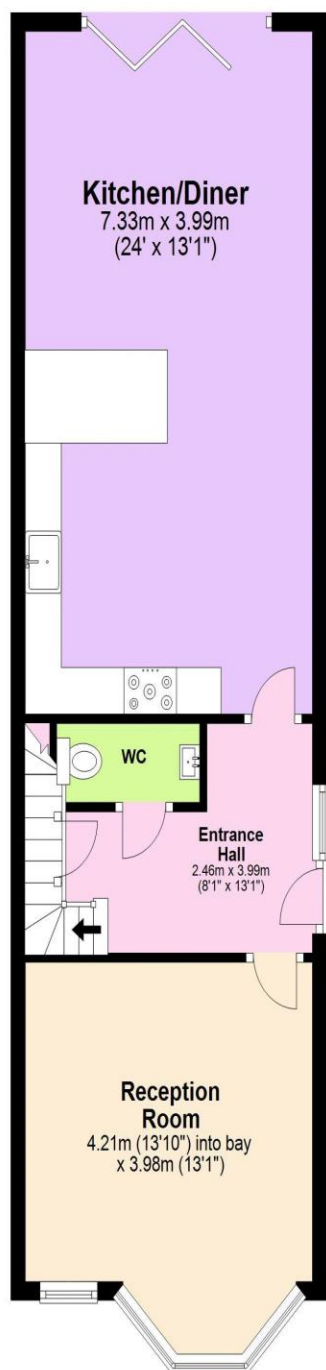


#### Additional Information

TENURE: FREEHOLD

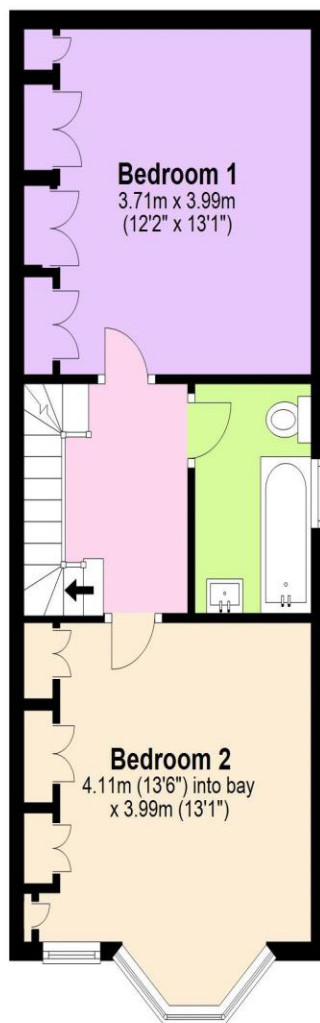
LOCAL AUTHORITY: HARROW COUNCIL

ENERGY EFFICIENCY RATING: B



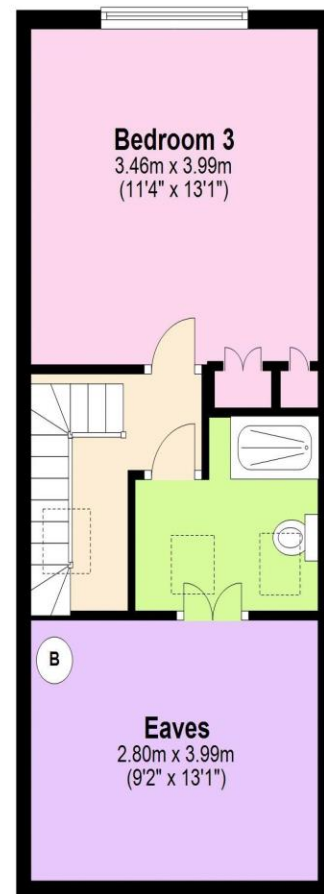
### Ground Floor

Approx. 53.8 sq. metres (579.4 sq. feet)



### First Floor

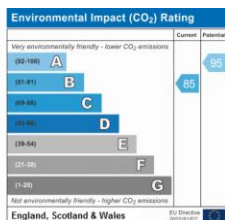
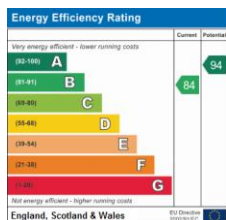
Approx. 39.3 sq. metres (422.9 sq. feet)



### Second Floor

Approx. 25.0 sq. metres (269.2 sq. feet)

Total area: approx. 118.1 sq. metres (1271.5 sq. feet)



We have not 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.