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**ROBERTSON
PHILLIPS**
Estate Agents



Hillview Road, Hatch End

£1,075,000

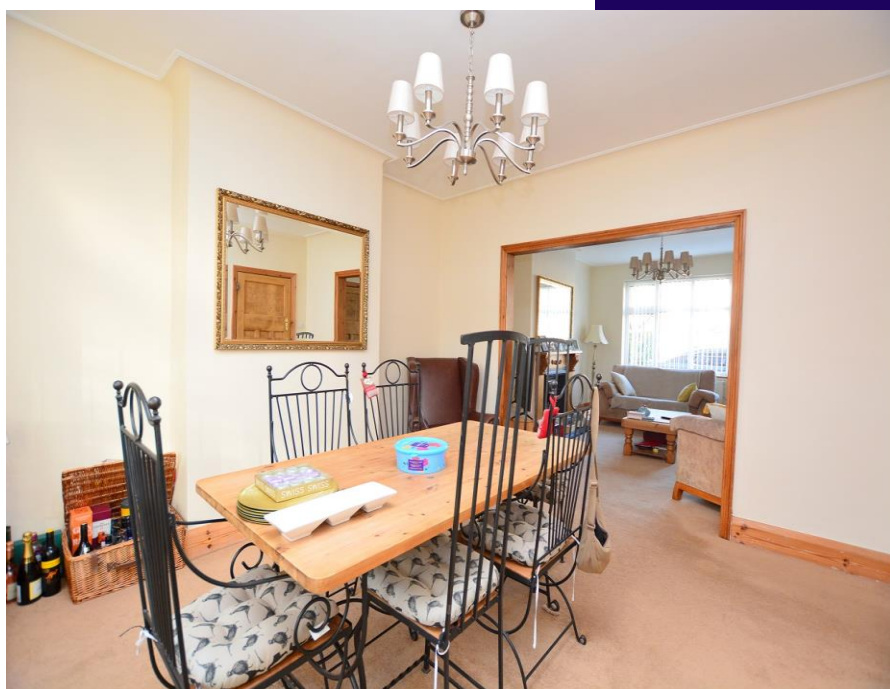


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Spacious family home in sought after road. Extended Four Bedroom, Two Bathroom semi detached property situated within walking distance of local shops, fine dining restaurants, station and schools, including Grimsdyke catchment.

Lovely reception hall, lounge, dining room, morning room opening to breakfast room and fitted kitchen. The first floor has three bedrooms and family bathroom. Stairs leading to the second floor offers a super main bedroom with walk through wardrobes to an en suite shower room. Features include double glazing, 110' south facing rear garden with large storage unit and very spacious patio area and garage (currently used for dog grooming) via own drive.



Porch

Front door to:

Reception Hall

Lovely welcoming area with leaded light stained glass window to front.

Lounge 15' 8" x 12' 3" (4.77m x 3.73m)

Comfortable room with double glazed leaded light window to front and attractive timber fireplace with cast iron grate, open plan to:

Dining Room 13' 4" x 12' 3" (4.06m x 3.73m)

Windows and door to breakfast room.

Morning Room 11' 0" x 9' 9" (3.35m x 2.97m)

Door to garage and open plan to:

Morning Room 11' 0" x 9' 9" (3.35m x 2.97m)

Door to garage and open plan to:

Breakfast Room 22' 5" x 6' 7" (6.83m x 2.01m)

Windows and double doors to garden, doorway and serving hatch to:

Kitchen 12' 8" x 7' 2" (3.86m x 2.18m)

Fitted with a matching range of base and eye level units with acrylic sink unit, integrated fridge/freezer,



dishwasher and washing machine. Built-in oven and grill, five ring gas hob, wall mounted Worcester boiler and window to rear.

First Floor

Landing

Window to side.

Bedroom Two 15' 2" x 12' 3" (4.62m x 3.73m)

Double glazed leaded light windows to front and side.

Bedroom Three 13' 4" x 12' 3" (4.06m x 3.73m)

Double glazed leaded light window to rear and fitted wardrobe.

Bedroom Four 9' 9" x 7' 7" (2.97m x 2.31m)

Double glazed leaded light window to front.

Bathroom

Corner bath with shower attachment, pedestal wash hand basin, half tiled walls, tiled shower enclosure, low-level WC, windows to side and rear.

WC

Window to side. Low level WC.

Second Landing

Obscure double glazed window to side, door to:

Bedroom One 18' 5" x 17' 3" (5.61m x 5.25m)

Very generous and bright room with ample eaves storage space, skylight windows, fitted wardrobes with access to; En-suite Shower Room

With tiled shower enclosure, pedestal wash hand basin, half tiled walls, bidet, high-level flush WC, and obscure double glazed window to rear.

Eaves Room

Window to side. Hot water mega flow cylinder. Ample storage area.

Garage 18' 7" x 7' 4" (5.66m x 2.23m)

With double doors to front and door to side access.

Currently used for a dog grooming business.

Garden Approx 110' (33.50m)

Large paved patio area ideal for BBQ, mainly lawn, storage unit to the end of the well fenced garden.

Council Tax Band: F

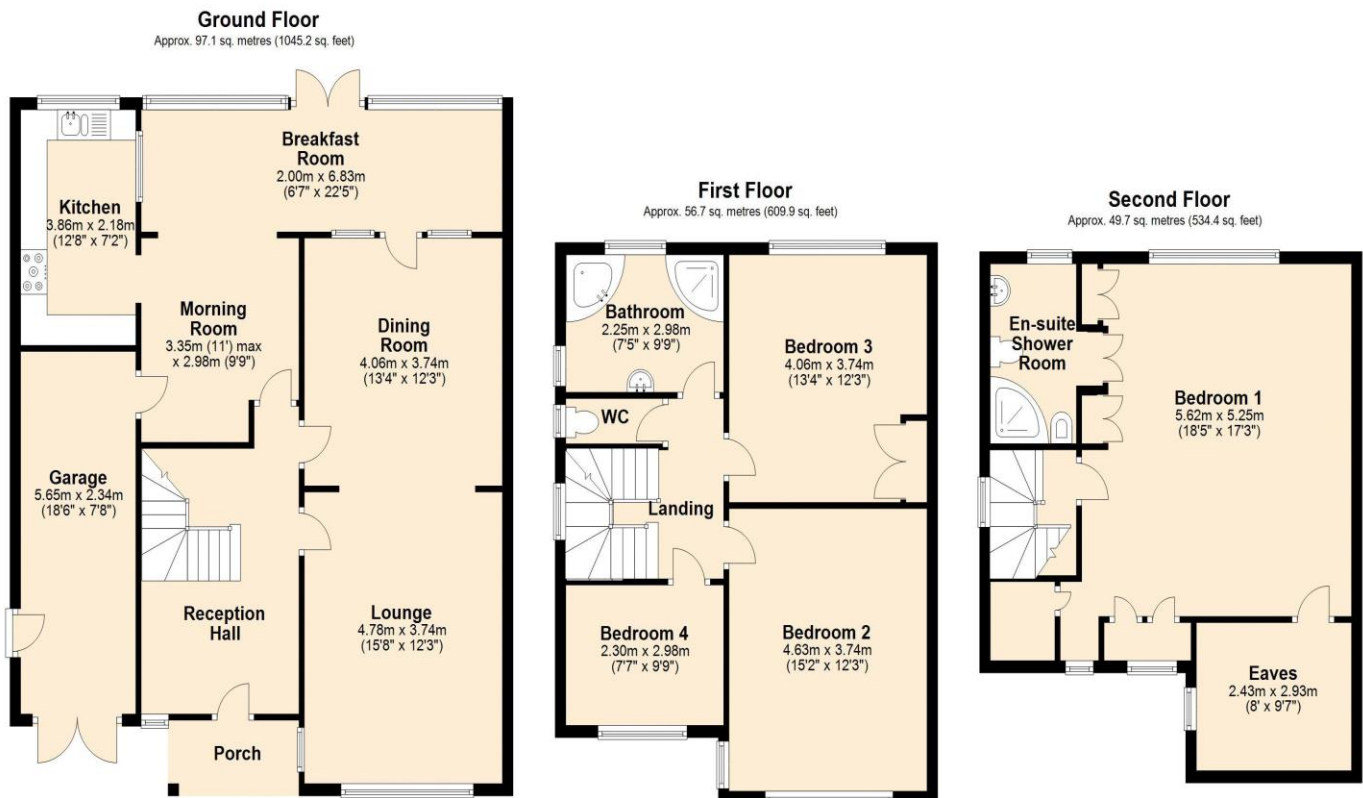
EPC Rating:

Tenure: Freehold

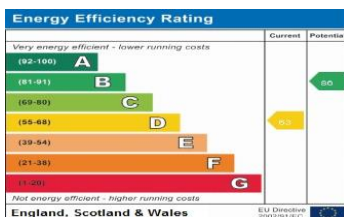


KEY FEATURES:

- Four Bedrooms • Lounge & Dining Room • Morning room open to breakfast room • Fitted Kitchen • Huge main bedroom with En-suite Shower Room • 110' Garden • Walk to station • Grimsdyke catchment



Total area: approx. 203.4 sq. metres (2189.6 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.