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**ROBERTSON
PHILLIPS**

Estate Agents



Hillview Road, Hatch End

£1,300,000



www.robertsonphillips.co.uk



FOURNEW LUXURY HOMES IN HATCH END. AVAILABLE IN SPRING 2024. ..

Call our Sales Team to register your interest.

Welcome to your dream home! One of Four brand-new, modern semi-detached houses with a perfect blend of contemporary design and practical functionality. With four bedrooms and three bathrooms and thoughtfully designed to provide ample space for comfortable living. As you approach, you are greeted by a stylish façade featuring a combination of textured materials, large windows, and a welcoming entrance. The exterior landscaping is designed to complement the architectural aesthetics, creating a visually appealing curb appeal. Upon entering the house, you step into a spacious foyer with high ceilings. The open-concept design seamlessly connects the foyer to the living area, creating an airy and inviting atmosphere.

The living room is bathed in natural light from large windows, providing a warm and cosy space for relaxation. The kitchen is a chef's delight, equipped with state-of-the-art appliances, slick modern cabinetry, and a stylish island perfect for prepping food or having breakfast. The open plan kitchen connects to the dining area, making it an ideal space for family gatherings and entertaining guests. The four well-appointed bedrooms are strategically placed for privacy and tranquillity.

The Principal bedroom is a true retreat, featuring a spacious layout and a luxurious en-suite bathroom with modern fixtures, a double vanity unit, and a large walk in shower. The additional three bedrooms are generously sized and share access to a well-designed family bathroom, there is an additional en-suite on the second floor with a generous double bedroom and study area. These rooms offer flexibility for use as guest bedrooms, home offices, or playrooms, accommodating the needs of a growing family.

The house also includes practical amenities such as a dedicated laundry area, ample storage space, and off street parking. The garden, accessible from the kitchen/dining area, provides a private outdoor space for relaxation and entertaining. Energy-efficient features, smart home technology, and high-quality materials throughout the house ensure a comfortable and sustainable living experience. This new build represents the epitome of modern living, offering a perfect combination of style, comfort, and functionality.

<https://www.cavendish-homes.com/>



Ground Floor

Hall

Spacious and welcoming entrance hall.

Cloakroom, small wash hand basin and w/c.

Lounge 18' 5" x 12' 4" (5.61m x 3.76m)

Boasting three metre high ceilings this elegant lounge with large windows is the perfect room to relax in.

Kitchen/Dining Room 19' 0" x 8' 3" (5.79m x 2.51m)

The kitchen features a minimalist design with clean lines and a neutral colour palette, creating an open and inviting atmosphere. The cabinetry, made of high-quality materials, boasts a seamless, handle-less design, adding to the overall streamlined look. Cabinet doors are finished in a super matte finish, enhancing the modern and sophisticated feel. The countertops are crafted from durable and low-maintenance materials like quartz or granite, providing a sleek surface for food preparation.

The kitchen island takes centre stage, serving as a focal point for both functionality and social interaction, while providing additional seating for casual meals. High spec Neff appliances are seamlessly integrated into the design, featuring stainless steel or matte black finishes for a cohesive aesthetic. A full height refrigerator and full height fridge-freezer offer additional storage, a sleek induction hob, and wall-



mounted oven contribute to the kitchen's contemporary vibe, while also providing the latest in culinary technology. An abundance of natural light floods the kitchen through large, strategically placed sliding glass doors, enhancing the sense of openness. Pendant lights or recessed lighting fixtures, often with a modern or geometric design, illuminate the workspace and highlight key areas such as the island and countertops.

First Floor

Landing

Lovely square landing allowing access to all rooms.

Principal Bedroom 18' 7" x 11' 7" (5.66m x 3.53m) Generous Principle with fitted wardrobes, high ceilings, large windows which flood the room with natural light, door to;

En suite shower room with shower enclosure, twin vanity wash hand basins and wc

Bedroom 3 16' 8" x 9' 7" (5.08m x 2.92m)

Generous double bedroom overlooking the rear garden.

Bedroom 4 16' 8" x 8' 4" (5.08m x 2.54m)

Another generous double bedroom overlooking the rear garden.

Family Bathroom

Modern family bathroom benefitting from a having a bath and shower, vanity unit, w/c window to side, under floor heating and heated towel rail.

Landing

Second floor landing leading to study and second bedroom with en - suite shower room.

Bedroom 2 5.72m (18'9") max x 5.63m (18'6")

Window to side, skylight, fitted wardrobe, door to:

En-suite Bathroom

En - suite shower room with velux window, underfloor heating, vanity wash hand basin and w/c.

Study 3.10m (10'2") x 2.74m (9')

Study area in part of the eaves with velux window and storage cupboard.

Storage

Storage cupboard/ Eaves storage

Rear Garden Approx 90' (27.41m)

Landscaped garden with a range of mature shrubs and trees, large private patio area leading out onto a lawn, armoured cable supplying power to the rear should a buyer wish to install a garden studio. Approximately 85 - 90 feet.

Driveway

Off street parking, landscaped garden with mature shrubs, and modern venetian fencing.

Council Tax Band:

EPC Rating: B

Tenure: Freehold

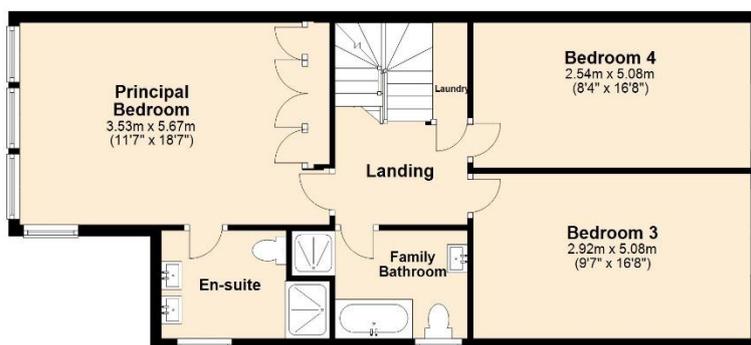


KEY FEATURES:

- Hillview Road - Hatch End ● Walking distance to amenities & Station ● Grimsdyke School catchment - Ofsted - Outstanding ● Four double bedrooms ● Two en-suite bathrooms ● Family Bathroom with Bath & Shower ● Open plan kitchen/dining room ● Lounge ● Kitchen/Dining room

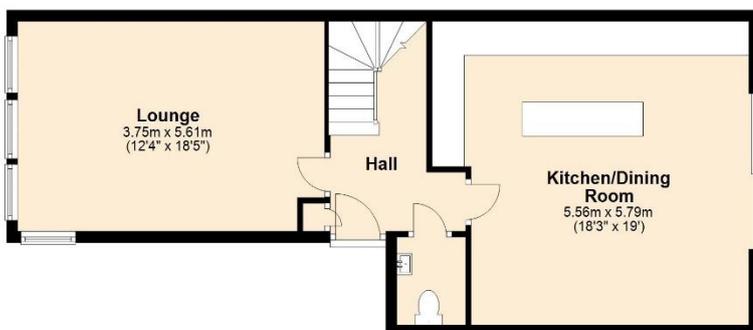
First Floor

Approx. 71.3 sq. metres (767.1 sq. feet)



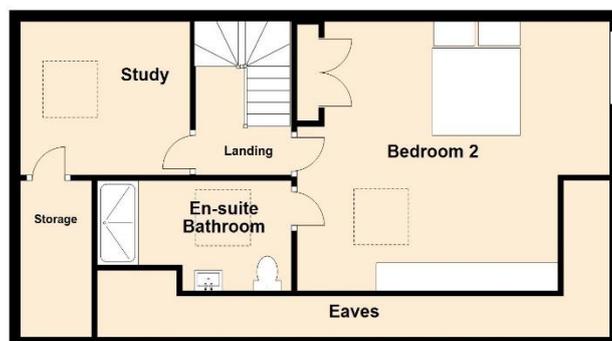
Ground Floor

Approx. 61.7 sq. metres (663.9 sq. feet)



Second Floor

Approx. 64.6 sq. metres (695.5 sq. feet)



Total area: approx. 197.6 sq. metres (2126.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	91	91
(81-85)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC



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.