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**ROBERTSON
PHILLIPS**
Estate Agents



Highfield, Carpenders Park

Offers in Excess of
£625,000



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A substantial Four Bedroom, Two Bathroom link detached family home situated in a quiet road. Carpenders Park Mainline Station, highly regarded primary schools, shops and recreational amenities are all within walking distance. The location also falls within the catchment for both Watford boys and girls Grammar Schools. The property benefits from having three double bedrooms, a good sized fourth, en-suite to master, family bathroom, through lounge, fitted kitchen, dinning room, conservatory, downstairs w/c and study. Outside there is parking for one vehicle via own drive and a designer rear garden with hot tub.



Ground Floor

Entrance Hall

Window to side, beech wood flooring, door to:

WC Window to front, fitted with two piece suite including wall mounted wash hand basin with under drawers, mixer tap, tiled surround, mirror, heated towel rail and low-level WC.

Lounge 17' 7" x 14' 5" (5.36m x 4.39m)

Window to front, coal effect gas fireplace, Storage cupboard, beech wood flooring, door to study, doorway leading you into kitchen.

Study 2.31m (7'7") x 2.17m (7'1")

Window to front, beech wood flooring.



Kitchen 15' 5" x 8' 9" (4.70m x 2.66m)

Fitted with a matching range of base and eye level units with under lighting, granite worktops, stainless steel sink with mixer tap, integrated dishwasher, fridge/freezer, electric fan assisted oven, four ring electric hob with extractor hood over, built-in microwave, window to rear, laminate flooring, two double doors to:

Dining Room 13' 2" x 7' 7" (4.01m x 2.31m)

Window to rear, beech wood flooring, folding door to:

Conservatory 18' 1 x 13' 1 (5.51m x 3.98m) Double glazed construction with ceiling fan and lights, fully heated, ceramic tiled flooring, Utility area with room for washing machine and tumble dryer, double door to garden.

First Floor

Landing, fitted carpet, door to:

Master Bedroom 14' 6" x 11' 5" (4.42m x 3.48m)

Two windows to front, carpet, fitted wardrobes, door to: En-suite Shower Room

With double shower enclosure, vanity wash hand basin with cupboards under, mixer tap, mirror and shaver point and low-level WC, window to side, ceramic tiled flooring.

Bedroom 2 10' 5" x 8' 6" (3.17m x 2.59m)

Window to rear, fitted wardrobe and carpets.

Bedroom 3 11' 6" x 7' 7" (3.50m x 2.31m)

Window to front.

Bedroom 4 8' 5" x 7' 7" (2.56m x 2.31m)

Single bedroom or nursery with window to rear.

Family Bathroom

Fitted with three piece suite with deep panelled Jacuzzi bath, vanity wash hand basin with cupboards under, mixer tap, tiled surround, mirror and shaver point and low-level WC, window to rear.

Garden Mature garden with a range of exotic plants and features, decking area and hot tub.

Council Tax Band: F

EPC Rating: D

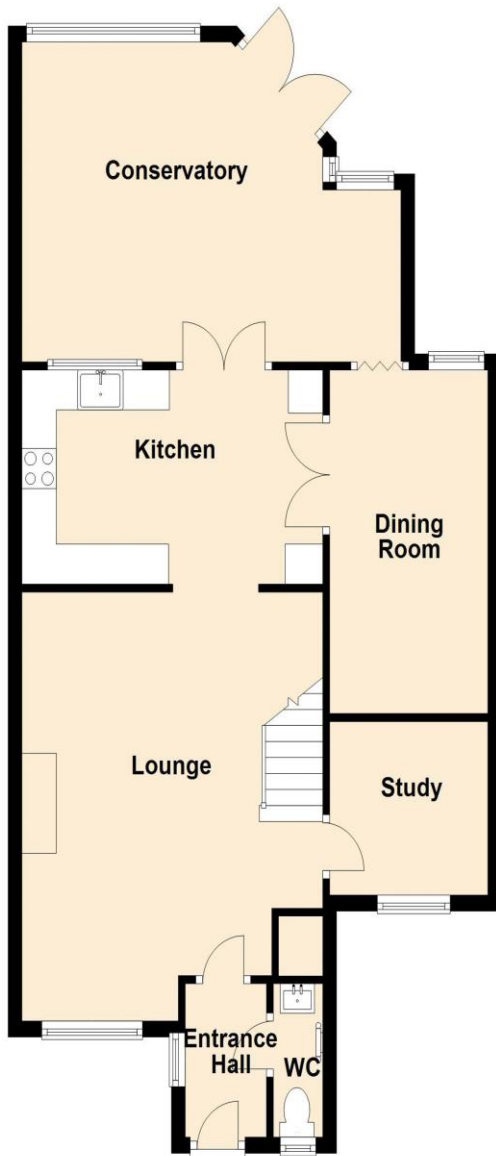


KEY FEATURES:

- Off Street Parking ● Double Glazing ● Downstairs W/C ● Conservatory ● Hot Tub
- Designer Garden ● Driveway- NO UPPER CHAIN

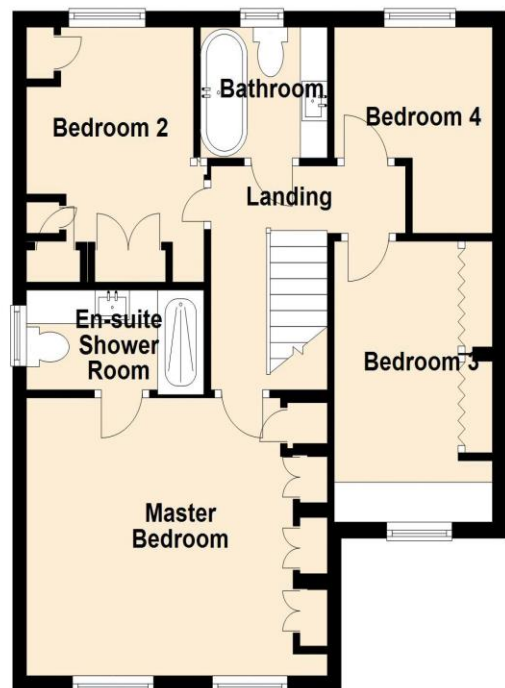
Ground Floor

Approx. 74.0 sq. metres (796.6 sq. feet)



First Floor

Approx. 50.0 sq. metres (537.8 sq. feet)



Total area: approx. 124.0 sq. metres (1334.4 sq. feet)

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Let energy efficient - lower running costs</small> <small>Let energy efficient - higher running costs</small>		<small>Let environmentally friendly - lower CO₂ emissions</small> <small>Let environmentally friendly - higher CO₂ emissions</small>	
<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>		<small>England & Wales</small> <small>EU Directive 2002/91/EC</small>	



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.