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**ROBERTSON
PHILLIPS**
Estate Agents



Cedar Drive, Hatch End

£1,395,000



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A RARE OPPORTUNITY to Purchase a contemporary and beautifully presented Four Bedroom, Three Bathroom Detached family residence which has been extended and decorated to a very high standard throughout. The property is located within walking distance of local shops, sought after schools including Grimsdyke primary school, fine dining restaurants and Hatch End station. Comprising cloakroom, through lounge/dining room, superb fitted kitchen/breakfast room, utility room and study/play room. Upstairs are four good size bedrooms, master bedroom with en suite bathroom, bedroom two with en suite shower and family bathroom. Further benefits include Mega flow central heating system, double glazing, integral garage with remote rollover door, own driveway with parking for several cars, luxury garden studio by Fresco Living and attractive south/west facing garden.



Ground Floor

Hallway

Spacious welcoming hallway with panel effect walls, engineered wooden flooring, window to front, Storage cupboard, stairs, door to:

WC

Window to side, door to:

Snug 12' 4" x 12' 3" (3.76m x 3.73m)

Cosy front reception room with engineered wood flooring, modern radiator and bay window to front, door to:

Lounge Area 13' 6" x 12' 4" (4.11m x 3.76m)

A quiet relaxing space to read or to sit and gather your thoughts, this room can be extended by opening the partition glass doors to create an open plan feel, ideal when hosting family functions.

Boot Room

A great addition to any property, ideal area for families with children and pets as this area can be used to enter the property, there is also a storage area with sliding doors perfect for housing multiple coats and shoes.

Kitchen/Diner 21' 8" x 12' 3" (6.60m x 3.73m)

Fantastic entertaining space with sliding doors leading out onto a large patio area.



Reception/Playroom 13' 3" x 10' 0" (4.04m x 3.05m)

A room of multiple uses, this could make an ideal annexe if incorporated with the garage space, alternately it could be used as a play room, office or gym.

First Floor

Utility 10' 0" x 5' 0" (3.05m x 1.52m)

Great use of space, this utility room is located close to the garage where the boiler and megaflo system is situated, it also benefits from having a door to the side.

Garage 18' 8" x 9' 6" (5.69m x 2.89m)

Ultra clean garage that has been plastered and could be painted to create a gym if a garage is not required.

Family Bathroom

Stunning family bathroom recently fitted with a freestanding bath, separate shower cubicle, electric shower, low level w/c and sink with mixer tap.

Bedroom 1 14' 7" x 11' 10" (4.44m x 3.60m)

Principal suite with bay window to rear, fitted wardrobes and door to en suite bathroom.

En-suite

Generous en suite bathroom recently fitted with a walk in shower enclosure, low level w/c, wash hand basin with mixer tap and Window to rear.

Bedroom 2 12' 7" x 9' 6" (3.83m x 2.89m)

A second double bedroom with en suite shower room and

En-suite

Newly fitted en suite shower room with walk in shower, low level wc, wash hand basin and window to side.

Bedroom 3 11' 10" x 10' 10" (3.60m x 3.30m)

Another well proportioned double bedroom with fitted wardrobes and bay window to front.

Bedroom 4 9' 3" x 8' 7" (2.82m x 2.61m)

A single bedroom currently being used as an office which works really well.

Garden Studio 23' 0" x 11' 6" (7m x 3.5m)

An ultra contemporary garden room built by Fresco Living at a cost of nearly £40,000. This is a fantastic addition to any garden and has multiple uses. Currently being used as a cinema room with an office and dining area.

Garden

Well maintained garden with lawn area, landscaped borders containing many beautiful established shrubs and secluded patio and seating area perfect for entertaining.

Driveway

Surrounded by beautiful shrubs, this attractive driveway offers parking for 2/3 Vehicle's.

Council Tax Band: G

EPC Rating: D

Tenure: Freehold

Facing: Southwest

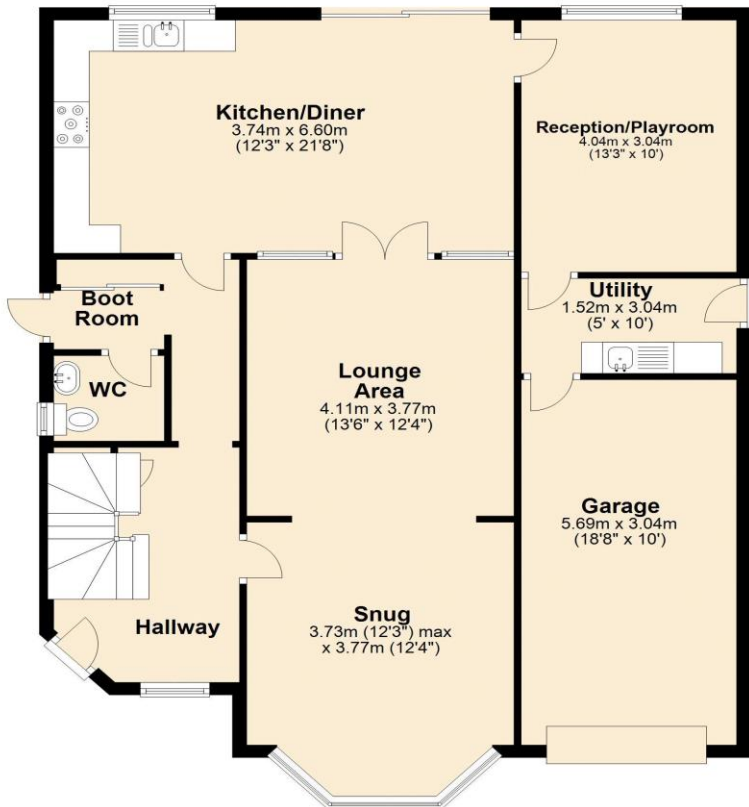


KEY FEATURES:

- Detached ● Four Bedrooms ● Four Receptions ● Two En-suite's ● Southwest Facing
- Garden Studio ● Driveway
- Walking Distance to Hatch End Broadway ●

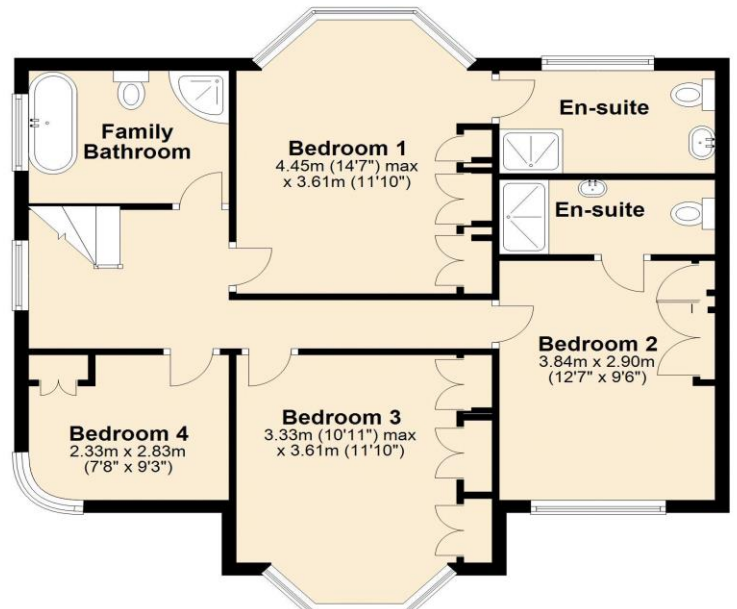
Ground Floor

Approx. 109.9 sq. metres (1182.7 sq. feet)



First Floor

Approx. 73.9 sq. metres (795.7 sq. feet)



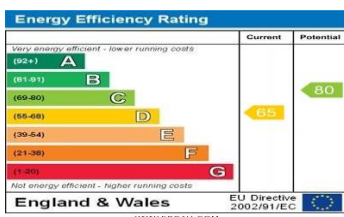
Total area: approx. 183.8 sq. metres (1978.4 sq. feet)

Ground Floor

Approx. 20.7 sq. metres (223.0 sq. feet)



Total area: approx. 20.7 sq. metres (223.0 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.