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**ROBERTSON
PHILLIPS**
Estate Agents



Rowlands Avenue, Hatch End

Guide Price £925,000



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Attractive and well maintained double fronted Five Bedroom semi-detached family home situated within easy reach of HatchEnd's local shops, schools and station. Comprising through lounge/dining room, family room, fitted kitchen/breakfast room and cloakroom with shower. Upstairs are five bedrooms and family bathroom/wc. Features include double glazing, gas central heating, secluded rear garden and garage via own drive.

Potential to extend further by converting the garage or extending into the loft space STPP. No onward chain.



Ground Floor

Entrance Hall

Two windows to front, laminate flooring and stairs.

TV Room 17' 0" x 11' 5" (5.18m x 3.48m)

Spacious room with multiple uses, could be an additional lounge, tv room, playroom or even a guest bedroom.

Living Room 13' 8" x 12' 2" (4.16m x 3.71m)

Through lounge with window to front, fireplace, fitted carpet, double door to dining room.

Dining Room 14' 3" x 11' 1" (4.34m x 3.38m)

Window to side, two windows to rear, door to garden, fitted carpet, door to hallway.

Kitchen/Breakfast Room 18' 6" x 12' 6" (5.63m x 3.81m)

Fitted with a matching range of base and eye level units



dishwasher, space for fridge, electric fan assisted double range cooker with five ring gas hob and extractor hood over. Two windows to rear and door to garden, ceramic tiled flooring throughout, door to shower room and garage.

Shower Room

Low level w/c, sink unit, shower cubicle and small window to side.

Garage 20' 0" x 8' 7" (6.09m x 2.61m)

Currently used as a garage with an up and over door. Perfect to convert into a bedroom with en - suite shower room.

First Floor

Landing

Principle Bedroom 5.11m (16'9") x 3.35m (11')

Spacious room with window to front and laminate flooring, could be combined with bedroom four to create a master with en - suite bathroom.

Bedroom 2 14' 2" x 11' 4" (4.31m x 3.45m)

Window to front, fitted wardrobes and laminate flooring.

Bedroom 3 14' 8" x 11' 4" (4.47m x 3.45m)

Window to rear, fitted wardrobes, laminate flooring.

Bedroom 4 9' 5" x 9' 4" (2.87m x 2.84m)

Window to rear, laminate flooring.

Bedroom 5 8' 5" x 5' 6" (2.56m x 1.68m)

Currently used as an office, window to front, laminate flooring.

Family Bathroom

Fitted with three piece suite comprising deep panelled bath with hand shower attachment, vanity wash hand basin with cupboards under, mixer tap, tiled surround and mirror and low-level WC, heated towel rail, laminate flooring, window to rear.

Garden

Mainly laid to lawn with mature shrubs, patio area and side access.

Driveway/Front Garden

Well presented front garden with grass area, borders and off street parking.

Council Tax Band: F

EPC Rating: To be confirmed

Tenure: Freehold

Facing: East

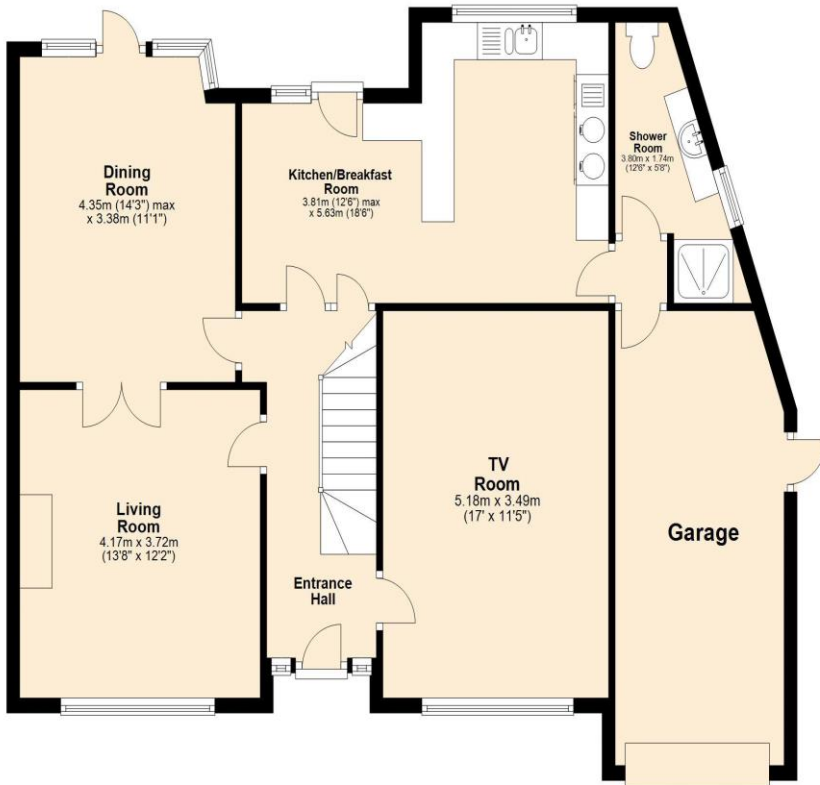


KEY FEATURES:

- Five Bedrooms ● Three Receptions ● Fitted Kitchen/Breakfast Room ● Downstairs Shower Room ● Potential to create an en – suite bathroom ● Garage
- No onward chain

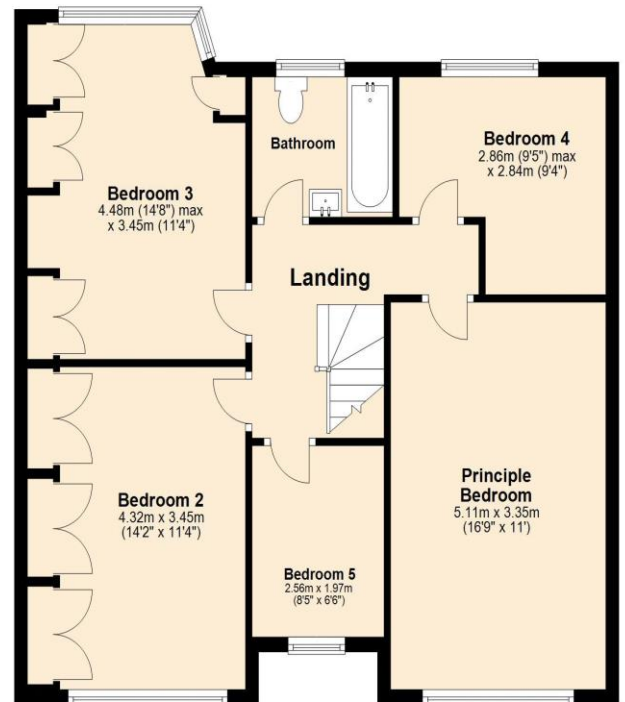
Ground Floor

Approx. 92.0 sq. metres (990.7 sq. feet)

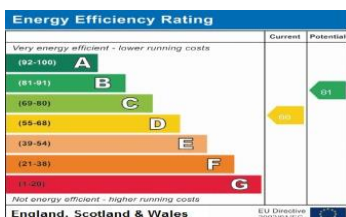


First Floor

Approx. 72.7 sq. metres (782.8 sq. feet)



Total area: approx. 164.8 sq. metres (1773.5 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.