

**ROBERTSON PHILLIPS**  
Estate Agents, Valuers,  
Lettings and Property Management

262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS  
Tel: 020 8428 7161

Email: [pinner@robertsonphillips.co.uk](mailto:pinner@robertsonphillips.co.uk)

Harrow: 020 8863 1122  
Lettings: 020 8421 4847

  
**ROBERTSON  
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Avon Mews, Hatch End

Guide Price £585,000



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Positioned on a quiet road moments from Hatch End Broadway, this rarely available **THREE** bedroom mid terraced home boasts ultra contemporary interiors and is within easy reach of Grimsdyke Primary School, shops and Hatch End over ground station allowing swift access into Central London.

**ACCOMMODATION:** Porch, entrance hall, downstairs WC, recently fitted kitchen (with integrated appliances including dishwasher), conservatory, master bedroom, bedroom two (both with built in wardrobes), single third bedroom and recently installed shower room/WC.

**BENEFITS** include; D/Glazing, Gas/CH, single garage in nearby block, rear garden with patio area and planning permission to convert the front garden into a driveway.



#### Ground Floor

Porch, Two windows to side, window to front, Storage cupboard, door to: Entrance Hall, wood block flooring, open plan to:

#### Kitchen 10' 5" x 8' 2" (3.17m x 2.49m)

Fitted with a matching range of base and eye level units with granite worktop space over, under unit lighting, stainless steel sink, integrated fridge/freezer, dishwasher, washing/dryer, eye level electric fan assisted oven, four ring gas hob with extractor hood over, eye level built-in microwave, window to front and ceramic tiled flooring.

WC, Window to front, low level flush WC and vanity wash hand basin with cupboards beneath.





**Lounge/Dining Room** 17' 7" x 17' 0" (5.36m x 5.18m)  
Window to rear, wood block flooring, stairs, double door to conservatory and door to storage cupboard.

#### Conservatory

Two windows to rear, fitted carpet and double door to rear garden.

#### Landing

Laminate floor and two storage cupboards.

#### First Floor

**Master Bedroom** 13' 6" x 10' 6" (4.11m x 3.20m)

Window to rear, sliding door to wardrobe and laminate flooring.

**Bedroom 2** 11' 0" x 10' 6" (3.35m x 3.20m)

Window to front, laminate flooring and folding door to built in wardrobe.

**Bedroom 3** 9' 6" x 6' 2" (2.89m x 1.88m)

Window to rear, storage cupboard and laminate flooring.

#### Shower Room

Suite includes double shower enclosure, pedestal wash hand basin with mixer tap, tiled surround, low-level flush WC, wall mounted mirrored cabinet, window to front and heated towel rail.

#### Outside

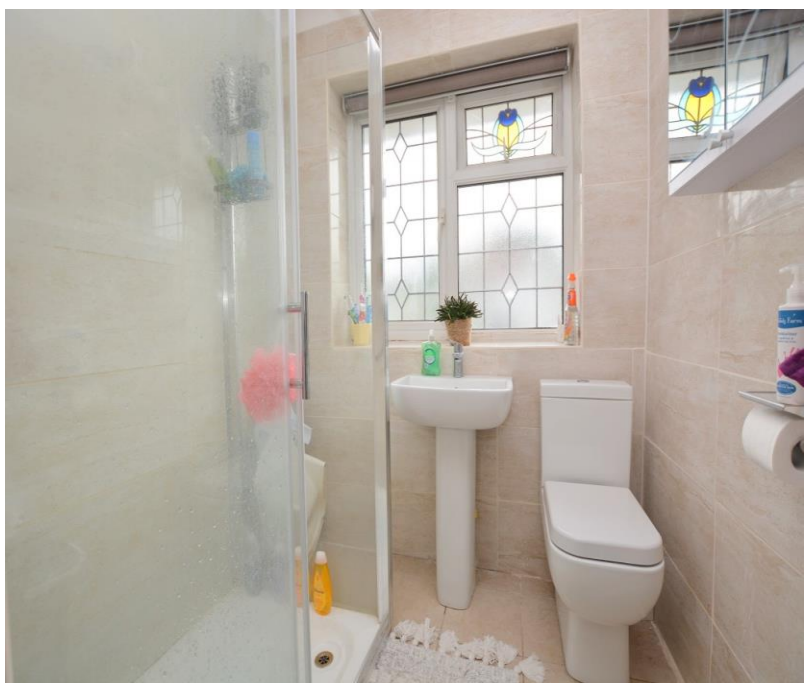
Attractive front and rear gardens and single garage in nearby block.

Planning consent been given for driveway.

**Council Tax Band: E**

**EPC Rating: D**

**Tenure: Freehold**

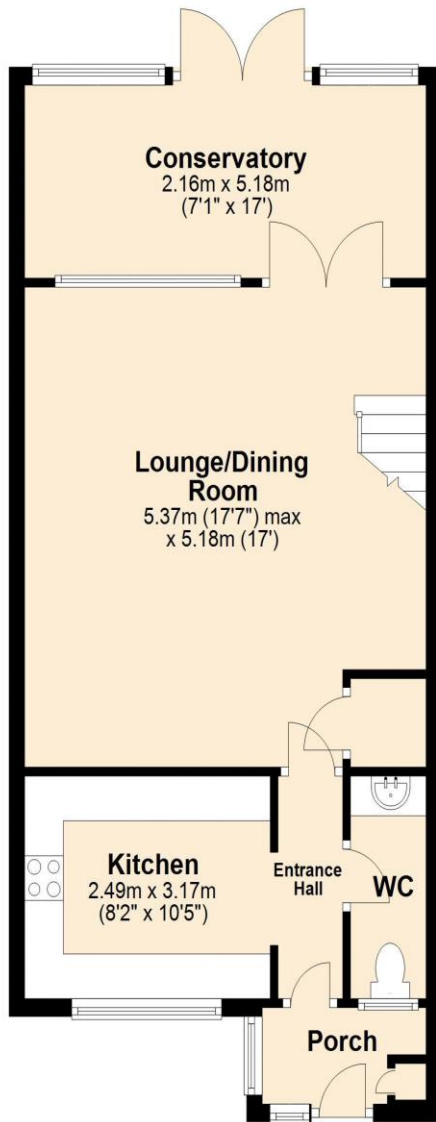


## KEY FEATURES:

- Three Bedrooms ● Terraced ● Gas Central Heating ● Double Glazing ● Conservatory
- Front/Rear Garden
- Single Garage ● Residents Parking Available

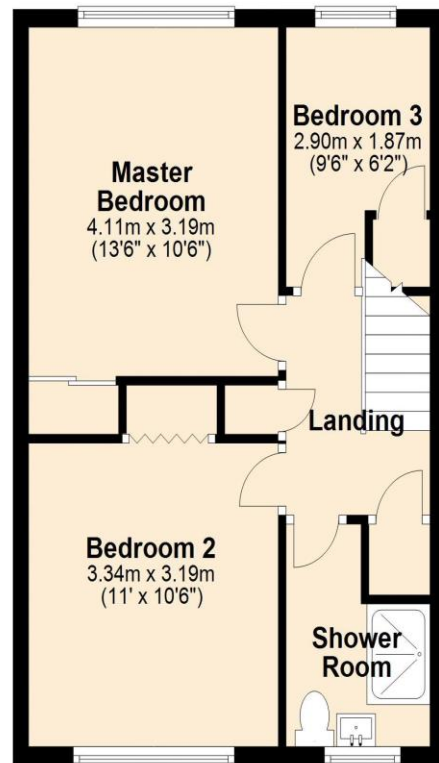
### Ground Floor

Approx. 55.4 sq. metres (596.7 sq. feet)

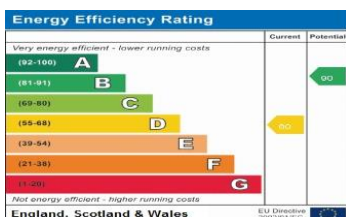


### First Floor

Approx. 41.7 sq. metres (448.7 sq. feet)



Total area: approx. 97.1 sq. metres (1045.5 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.

