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**ROBERTSON
PHILLIPS**
Estate Agents



Meadway Close, Hatch End

Guide Price £1,195,000



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A substantial Five Bedroom, Three Bathroom contemporary style Detached family home located in a quiet residential close within easy reach of Hatch End high street. A selection of local shops, fine dining restaurants, sought after schools and station offer a huge draw to the area.

Comprising 20' lounge, dining room, guest bedroom with en suite shower, spacious kitchen/breakfast room and converted garage, currently being used as an office/gym. Upstairs are four double bedrooms, en suite bathroom and separate shower. The property has many features to entice a serious buyer. Air conditioning throughout, secluded garden with wide decking area, large plot to side with planning consent for two story extension and parking for several cars to front.



Porch

Newly installed front door to:

Hall

Under stairs storage cupboard.

Guest Bedroom 3.44m (11'3") x 2.98m (9'9")

Double glazed window to front, door to side and door to:

En suite Shower Room

With tiled shower enclosure, vanity wash hand basin, low-level WC and obscure double glazed window to side.

Lounge 6.02m (19'9") x 3.69m (12'1")

Very spacious family area with sliding double glazed doors to garden. Double doors to:

Dining Room 4.63m (15'2") x 3.18m (10'5")

Double glazed windows and door to hall.

Kitchen/Breakfast Room 4.95m (16'3") x 4.82m (15'10")



Two double glazed windows to front. Fitted units with large breakfast bar area with inset sink. Gas hob with extractor hood, plumbing for dish washer and washing machine, space for fridge/freezer and door to:

Office/Gym 6.77m (22'2") x 3.44m (11'3")

Window to side and door to side. Tiled floor and fitted cupboard. Could easily be used as a garage again.

Landing

Airing cupboard, skylight and loft access.

Bedroom One 6.26m (20'6") x 3.84m (12'7")

Generous room with double glazed windows to rear and side. Fitted wardrobes and door to:

En-suite Bathroom

With jacuzzi bath, vanity wash hand basin, low-level WC, corner shower, heated towel rail and window to side.

Bedroom Two 3.20m (10'6") x 3.10m (10'2")

Window to front and fitted wardrobe.

Bedroom Three 3.47m (11'5") x 3.10m (10'2")

Window to rear.

Bedroom Four 3.85m (12'8") max x 3.42m (11'3")

Window to front, eaves storage cupboards.

Shower Room

With tiled shower enclosure, vanity wash hand basin, low-level WC, window to side and plumbing for washing machine.

Garden 70' 0" x 78' 0" (21.32m x 23.76m) deepest point.

Well secluded and fenced wide garden with smart decking area, patio, lawn, side gate and electric charging point.

Parking

Space for several cars via own drive.

Planning

Our client has planning to extend to the back and side of the property

Council Tax Band: G

EPC Rating: C

Tenure: Freehold

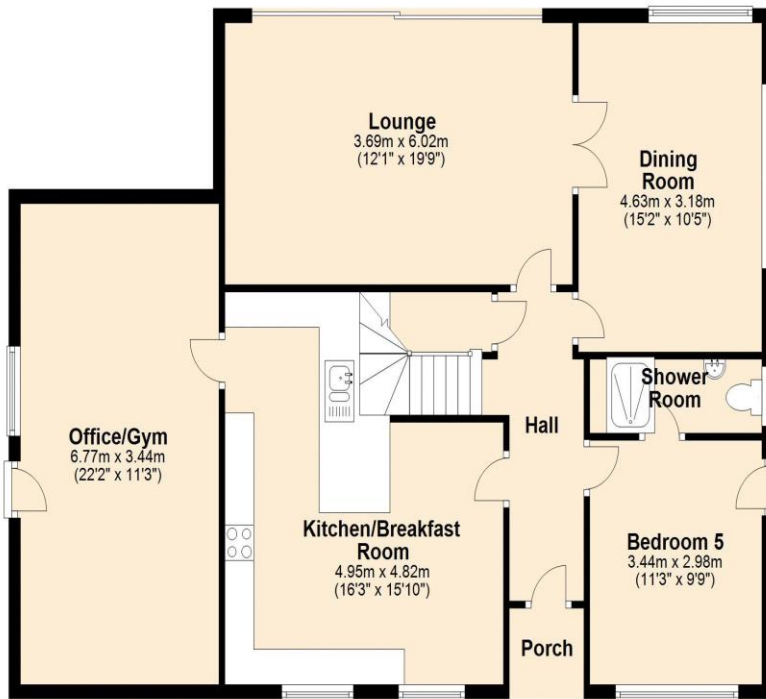


KEY FEATURES:

- Five Bedrooms • Lounge & Dining room • Two en suites • Kitchen/breakfast room • Air conditioning • Secluded Garden
- Parking for several cars • Planning for 2 story extension

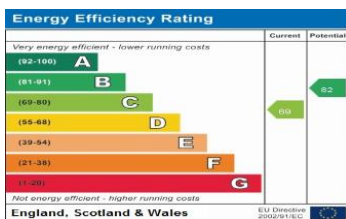
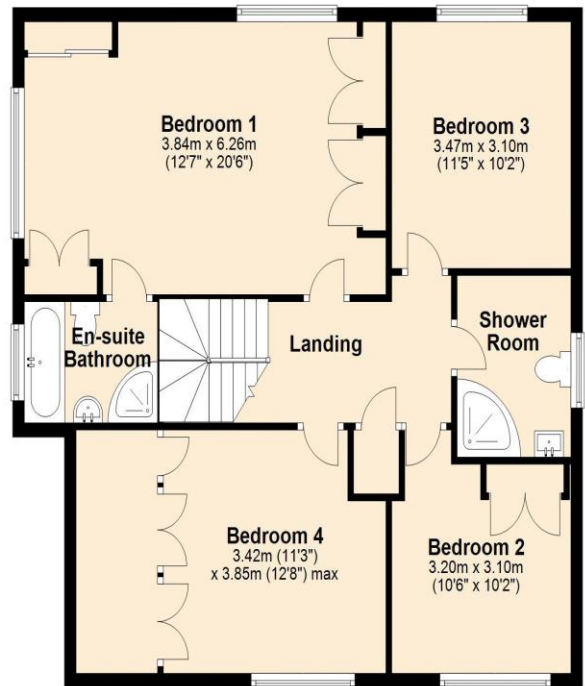
Ground Floor

Approx. 110.4 sq. metres (1188.6 sq. feet)



First Floor

Approx. 84.3 sq. metres (907.3 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.