

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Oakdene Close, Hatch End

£2,350 P.C.M

Key Features include:

- Three Bedroom
- Mid Terraced
- Two Bathrooms
- New Double Glazing
- New Gas Central Heating
- Completely Refurnished
- Permit Parking
- Rear Garden
- Unfurnished

Property Overview:

Positioned in the heart of Hatch End, this completely refurbished **THREE BEDROOM, TWO BATHROOM** mid terraced house boasts high quality finishes throughout and is within walking distance to sought after restaurants, overground station and Grimsdyke Primary School. **UNFURNISHED**

Accommodation:

Entrance Hall

Stairs, luxury vinyl flooring and open plan to Lounge/Dining Room

Shower Room

Luxury suite comprising of wall hung low level flush WC, vanity wash hand basin with cupboard beneath, LED dimmable mirror, shower cubicle with rain drop shower head, attachment and thermostatic valve control, window to front, and heated towel rail.

Lounge/Dining Room 26' 2" x 13' 6" MAX (7.97m x 4.11m)

Window to front, luxury vinyl floor, under stairs cupboard and double doors leading to rear garden.

Kitchen 9' 4" x 8' 3" (2.84m x 2.51m)

Stylish matching range of base and eye level units with worktop space over, tiled splash back, stainless steel sink with single drainer, integrated fridge/freezer, dishwasher and washing machine, electric fan assisted oven, four ring electric ceramic hob with extractor hood over vented to exterior, window to rear and ceramic flooring.

Landing

Door to Storage cupboard, carpet and door to:-

Principal Bedroom 12' 7" x 9' 8" (3.83m x 2.94m)

Window to front, built in wardrobes and newly fitted carpet.

Bedroom 2 10' 9" x 9' 8" (3.27m x 2.94m)

Window to rear, fitted carpet and built in wardrobe.

Bedroom 3 9' 4" x 6' 3" (2.84m x 1.90m)

Window to front, built in storage cupboard and fitted carpet.

Bathroom

Newly fitted three piece luxury suite including bath with rain drop shower head, attachment, glass screen, vanity wash hand basin with cupboard under, mixer tap, tiled surround, LED dimmable mirror, wall hung low-level flush WC, window to rear, heated towel rail and ceramic tiled flooring.

Outside

Patio rear garden, front garden, permit parking on street and single garage in nearby block.

Council Tax Band: E EPC Rating: C



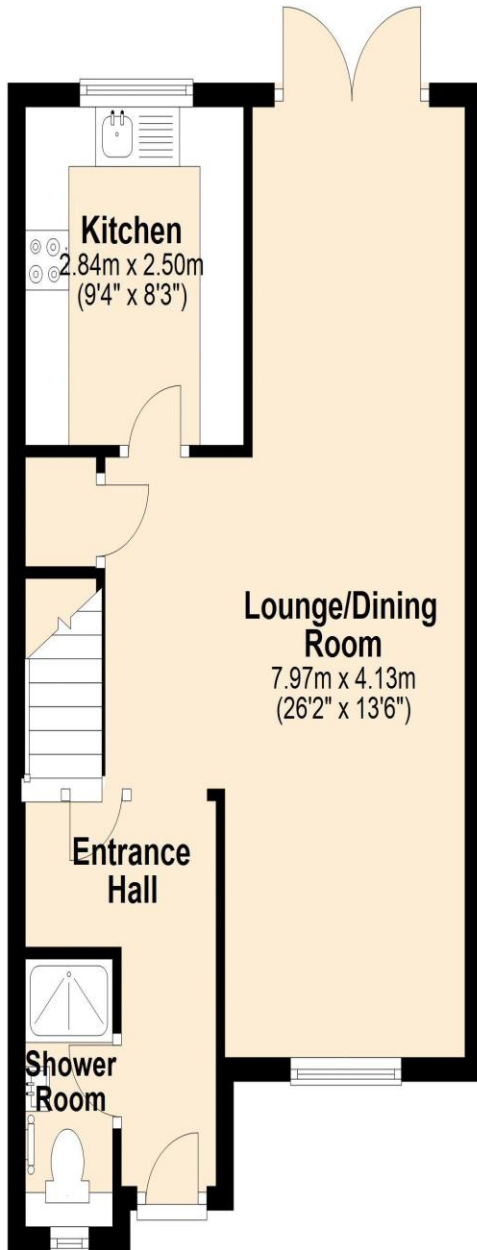


To arrange a viewing call:
020 8421 4847

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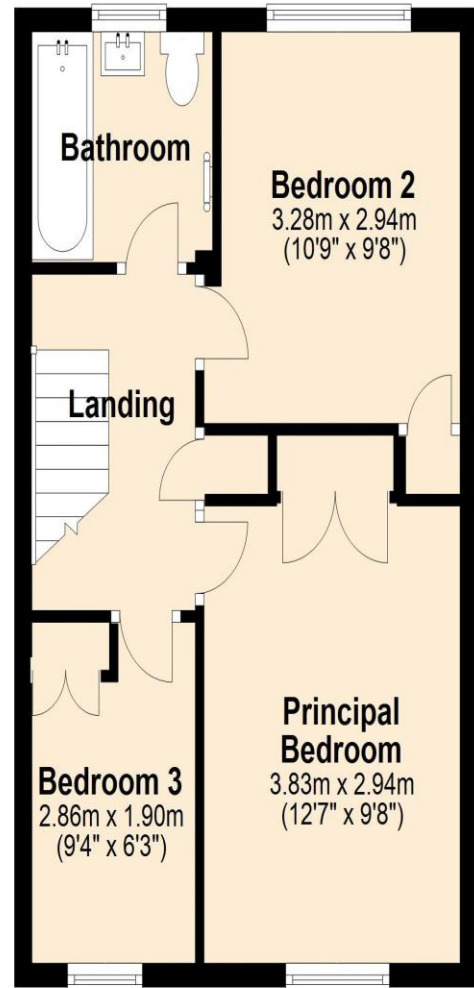
Ground Floor

Approx. 42.9 sq. metres (461.5 sq. feet)



First Floor

Approx. 38.3 sq. metres (412.6 sq. feet)



Total area: approx. 81.2 sq. metres (874.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.