

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

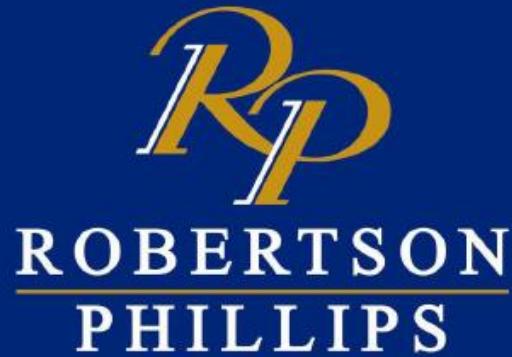
**262a Uxbridge Road, Hatch End,  
Pinner, Middlesex HA5 4HS**  
Tel: 020 8421 4847

E-mail : [lettings@robertsonphillips.co.uk](mailto:lettings@robertsonphillips.co.uk)

Hatch End : 020 8428 7161

Harrow : 020 8863 1122

Pinner : 020 8866 7151



Est. 1991



**Beeton Close, Pinner**

**£1,795 P.C.M**

### **Key Features include:**

- Two Double Bedrooms
- End Of Terrace
- New Kitchen & Bathroom
- Laminate Flooring Throughout
- Gas Central Heating
- Double Glazing
- Rear garden
- Parking On Street
- Unfurnished

# Property Overview:

Perfectly positioned within a short walk to Hatch End Broadway, this TWO DOUBLE bedroom end of terrace house has undergone recent improvements and offers ultra contemporary interiors ideal for a small family. Sought after restaurants, bars, overground station and Grimsdyke Primary School are nearby. UNFURNISHED

## Accommodation:

### Entrance

Laminate flooring, door to:

### **Lounge/Dining Room 18' 7" x 12' 2" (5.66m x 3.71m)**

Window to front, laminate flooring and stairs.

### **Kitchen/Breakfast Room 12' 2" x 8' 1" (3.71m x 2.46m)**

Newly fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, fridge/freezer, washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, window to rear and laminate flooring. Door to rear garden.

### Landing

Laminate flooring.

### **Principal Bedroom 12' 6" x 10' 4" (3.81m x 3.15m)**

Window to front, storage cupboard, laminate floor and wardrobe with sliding door.

### **Bedroom 2 12' 4" x 8' 0" (3.76m x 2.44m)**

Window to rear, laminate flooring and door to storage cupboard.

### **Bathroom**

Newly fitted with three piece suite comprising of deep panelled bath with independent shower over, glass screen, vanity wash hand basin with cupboards under, low-level flush WC, tiled surround, wall mounted mirrored cabinet, window to side, heated towel rail and ceramic tiled flooring.

### Outside

Rear garden with patio area and shed. Ample parking on street.

**Council Tax Band: D EPC Rating: TBC**





To arrange a viewing call:

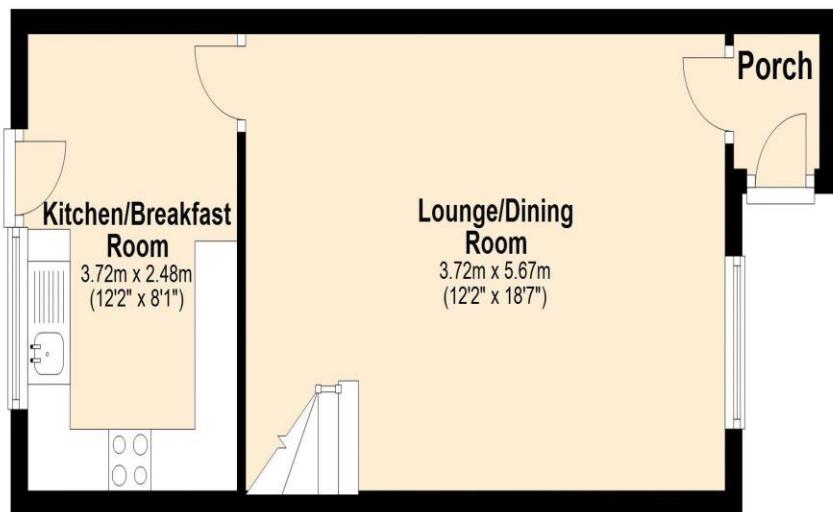
**020 8421 4847**

Robertson Phillips

262a Uxbridge Road, Hatch End, Pinner, HA5 4HS

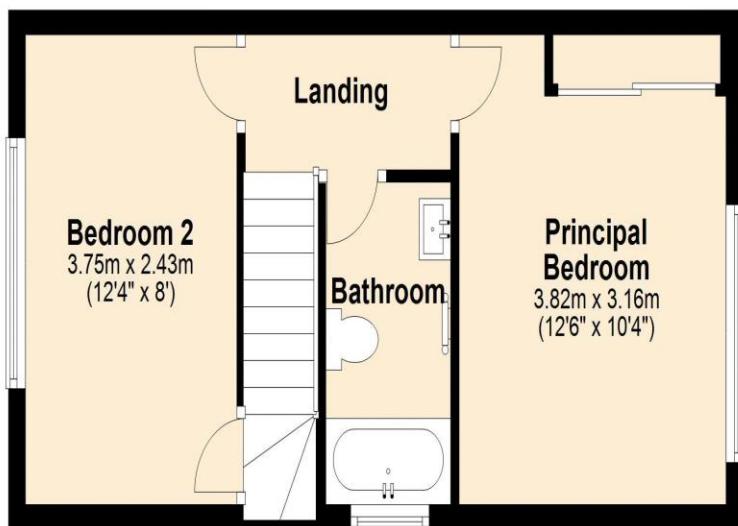
## Ground Floor

Approx. 31.9 sq. metres (343.0 sq. feet)



## First Floor

Approx. 32.0 sq. metres (344.0 sq. feet)



Total area: approx. 63.8 sq. metres (687.0 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.**