

ROBERTSON PHILLIPS
Estate Agents, Valuers,
Lettings and Property Management

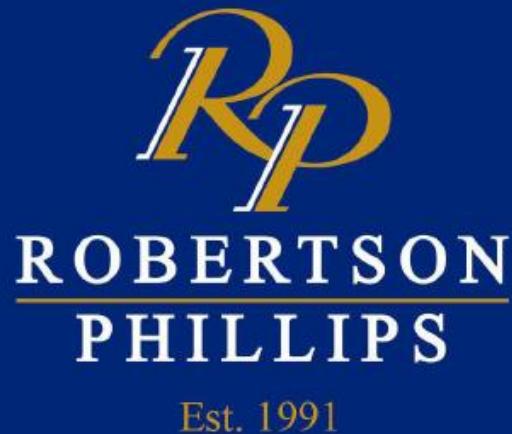
**262a Uxbridge Road, Hatch End,
Pinner, Middlesex HA5 4HS**
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Hatch End : 020 8428 7161

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Pinner : 020 8866 7151



Devonshire Road, Pinner

£2,250 P.C.M

Key Features include:

- Four Bedrooms
- Two Bathrooms
- Terrace Town House
- Double Glazing
- Gas Central Heating
- Front/Rear Gardens
- Double Garage To Rear
- New Carpets Fitted Recently
- Unfurnished

Property Overview:

Situated in the heart of Hatch End, this recently improved, contemporary **FOUR DOUBLE** bedroom, **TWO BATHROOM** town house boasts generously sized rooms throughout, being moments from Hatch End's array of shops, eateries, Grimsdyke Primary School and overground station. **UNFURNISHED**

Accommodation:

Entrance Hall

Stairs, door to:

Lounge/Diner 30' 9" x 11' 9" (9.37m x 3.58m)

Bay window to front, parquet flooring, under stairs cupboard, sliding doors to rear garden and double doors to:-

Open Plan Kitchen 12' 6" x 7' 6" (3.81m x 2.28m)

Open plan to dining area, range of low and wall level units including dishwasher, washer/dryer, fridge/freezer, electric hob, electric oven, extractor hood, sink window to rear, storage cupboard and door to rear garden.

Landing

Stairs, door to:

Bathroom

Suite including bath, wash hand basin, low level flush WC and towel rail, window to rear.

Bedroom 4 12' 5" x 9' 2" (3.78m x 2.79m)

Carpet and small storage cupboard.

Bedroom 3 15' 0" x 12' 0" (4.57m x 3.65m)

Two windows to front, carpet, storage cupboard and fitted wardrobes.

Landing

Two Storage cupboard, two double doors, door to:

Hall Cupboards

Multiple storage cupboards including hot water cylinder.

Bedroom 1 16' 6" x 11' 5" (5.03m x 3.48m)

Two windows to front, carpets and fitted wardrobes.

Bedroom 2 12' 7" x 9' 6" (3.83m x 2.89m)

Carpet and storage cupboard.

Shower Room

Suite includes shower cubicle, wash hand basin, low level flush WC and window to rear.

Double Garage To Rear

Accessed via service road and rear garden.

Council Tax Band: F EPC Rating: C



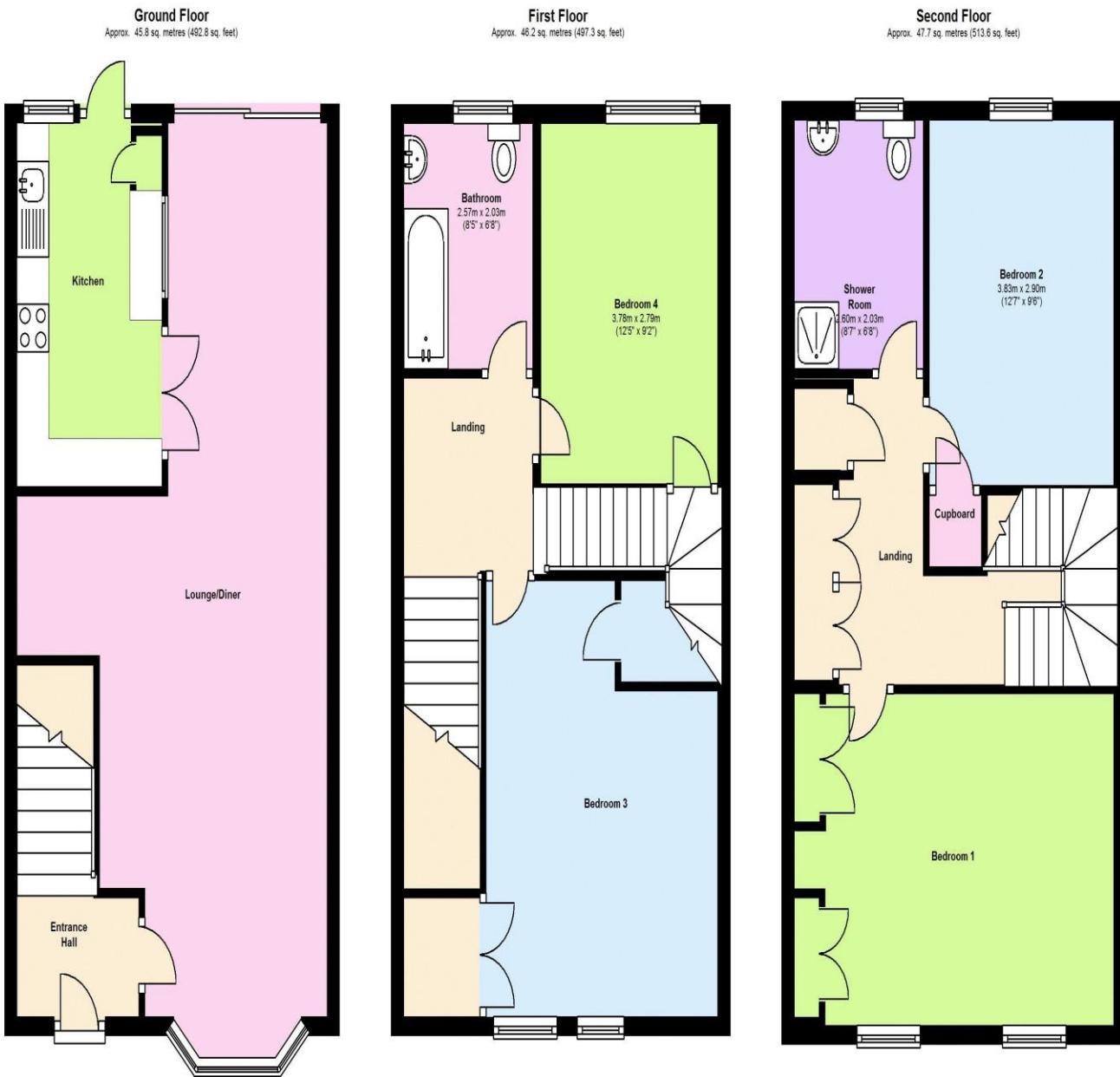


To arrange a viewing call:

020 8421 4847

Robertson Phillips

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Total area: approx. 139.7 sq. metres (1503.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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.