

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



Cornwall Road, Hatch End

£1,750 P.C.M

### Key Features include:

- Two Double Bedrooms
- First Floor
- Double Glazing
- New Electric Heating
- Newly Painted
- New Flooring
- Communal Gardens
- Parking On Street
- Entryphone System
- Unfurnished

# Accommodation:

## Entrance Hall

Laminate floor and storage cupboard.

## Lounge/Dining Room 17' 4" x 12' 6" (5.28m x 3.81m)

Window to front, blind, and newly fitted laminate flooring.

## Kitchen 12' 3" x 7' 6" (3.73m x 2.28m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, mixer tap, new fridge/freezer, new dishwasher and new washing machine. Built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, window to rear and ceramic tiled flooring.

## Bedroom 1 14' 6" x 10' 1" (4.42m x 3.07m)

Window to rear, new carpet, range of fitted wardrobes, blind and carpet.

## Bedroom 2

Window to front, blind, fitted wardrobe and carpet.

## Bathroom

Modern fitted three piece suite comprising of deep panelled bath with built in shower over, shower screen, pedestal wash hand basin with tiled surround, low level flush WC, wall mounted medicine cabinet, window to rear, heated towel rail and ceramic tiled flooring.

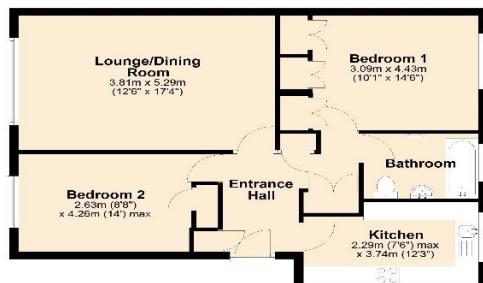
## Outside

Attractive communal gardens and street parking available.

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



**First Floor**  
Approx. 68.8 sq. metres (740.1 sq. feet)



Total area: approx. 68.8 sq. metres (740.1 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.**