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**ROBERTSON  
PHILLIPS**

Est. 1991



**The Lawns, Hatch End**

**£2,850 P.C.M**

**Key Features include:**

- Five Bedrooms
- Two Bathrooms
- One Reception
- Gas Central Heating
- Underfloor Heating
- Double Glazing
- Semi Detached
- Newly Painted
- Unfurnished

# Property Overview:

This newly painted and extended FIVE BEDROOM, TWO BATHROOM semi detached house boasts stunning interiors with versatile living space, situated within a short walk to Hatch End's array of shops, restaurants and overground station. **UNFURNISHED**

## Accommodation:

### Entrance Porch

Double glazed window to side, door to:

### Lounge /Dining Area 39' 3" x 19' 1" (11.95m x 5.81m)

Bamboo flooring with underfloor heating, patio doors to rear garden and door to: -

### Study 4.76m (15'7") x 2.06m (6'9")

Double glazed window to front and bamboo flooring

### Cloakroom

Vanity wash hand basin with storage under and mixer tap and low-level WC.

### Kitchen Area 4.67m (15'4") x 3.07m (10'1")

Fitted with a matching range of base and eye level units, stainless steel sink, integrated dishwasher, space for fridge/freezer, electric oven, four ring gas hob, microwave, extractor hood, double glazed window to rear, door to:

### Utility Room 2.28m (7'6") x 2.06m (6'9")

Space and plumbing for washing machine.

### Landing

Door to:

### Shower Room

With tiled shower enclosure, vanity wash hand basin with storage under, mixer tap and fully tiled walls and close coupled WC.

### Master Bedroom 4.26m (14') x 3.73m (12'3")

Double glazed window to front and carpet.

### Bedroom 2 3.79m (12'5") x 3.53m (11'7")

Double glazed window to rear and carpet.

### Bedroom 3 4.32m (14'2") x 3.74m (12'3")

Double glazed window to rear and carpet.

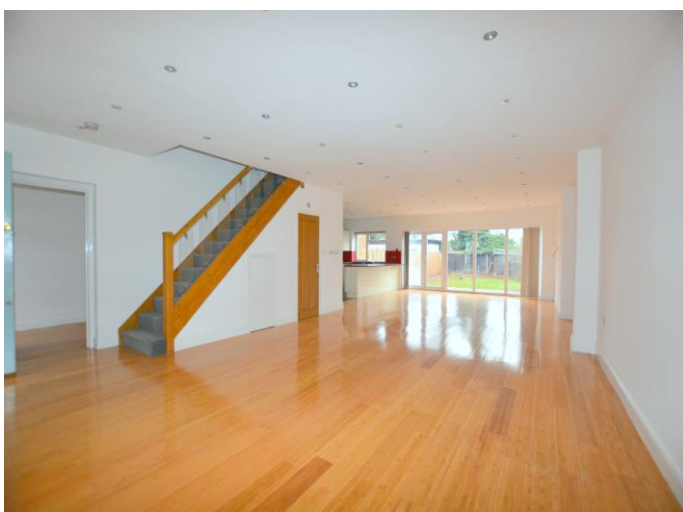
### Bedroom 4 2.83m (9'3") x 2.20m (7'3")

Double glazed window to front and carpet

### Bathroom

With panelled bath with independent shower hand shower attachment and folding glass screen, vanity wash hand basin with storage under, mixer tap and fully tiled walls and close coupled WC, heated towel rail, extractor fan, obscure double glazed window to front.

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

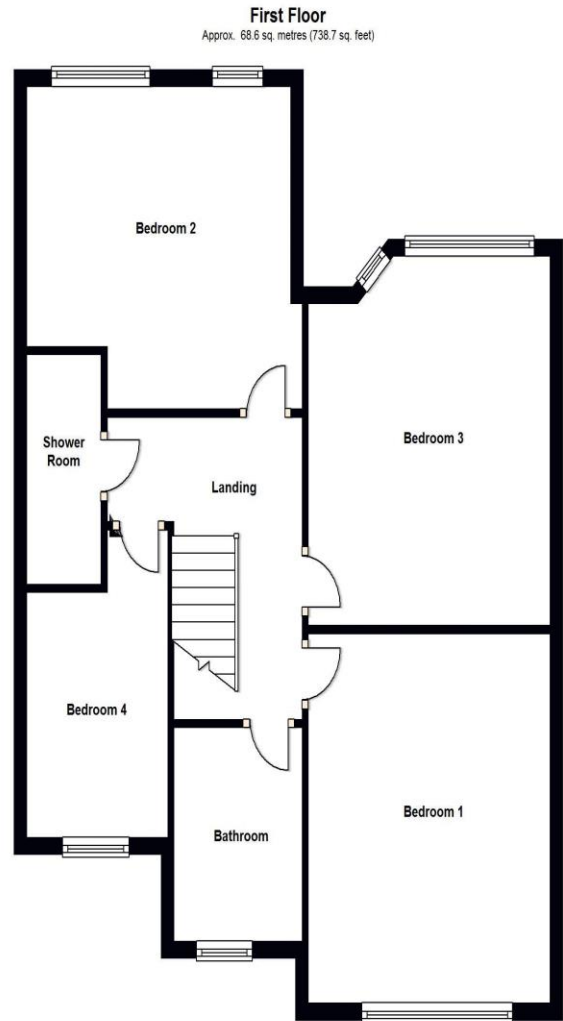
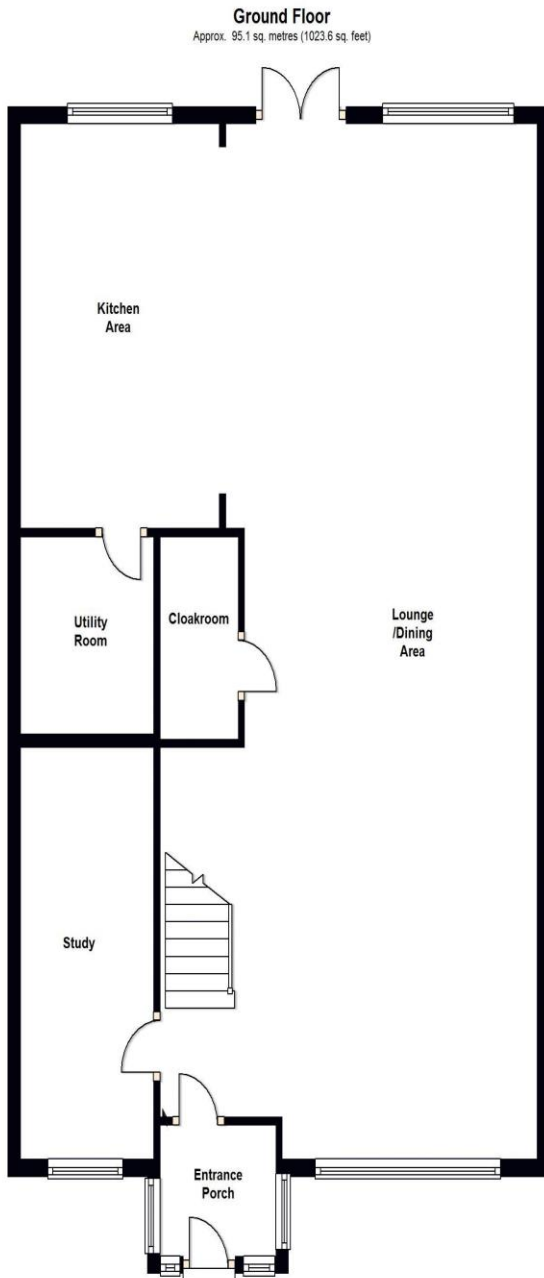






To arrange a viewing call:  
**020 8421 4847**

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Total area: approx. 163.7 sq. metres (1762.3 sq. feet)



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 A	86
81-91 B	
69-80 C	71
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 A	83
81-91 B	
69-80 C	68
55-68 D	
39-54 E	
21-38 F	
1-20 G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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.**