

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

Hatch End : 020 8428 7161
Harrow : 020 8863 1122
Pinner : 020 8866 7151



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.

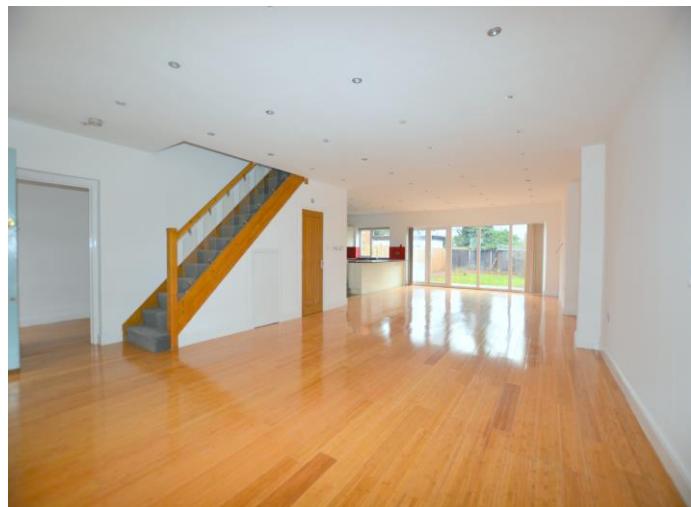
Bedroom 4 2.83m (9'3") x 2.20m (7'3")

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

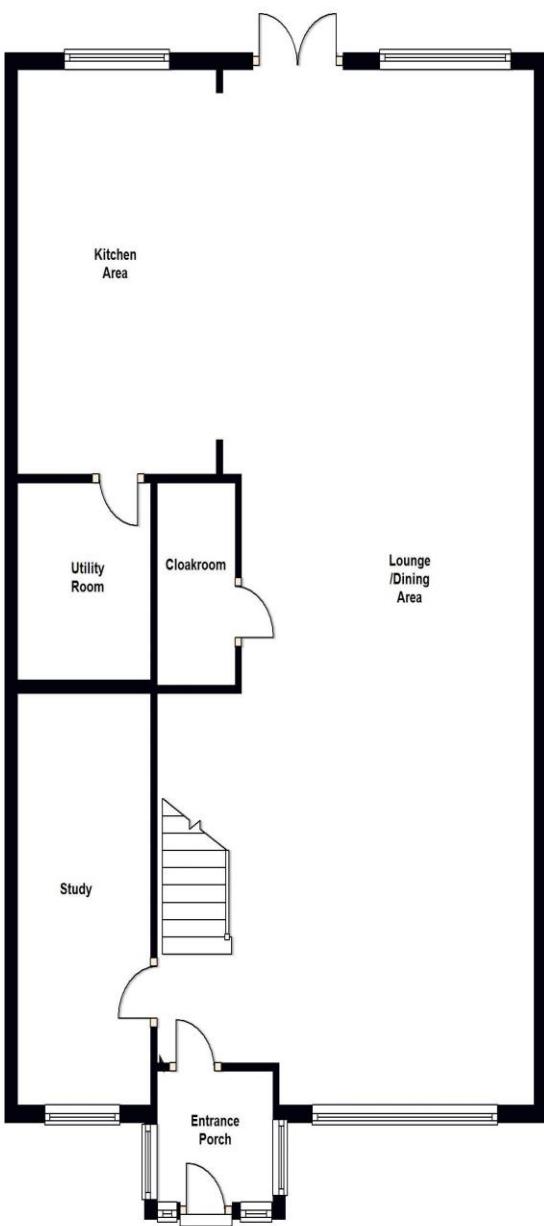




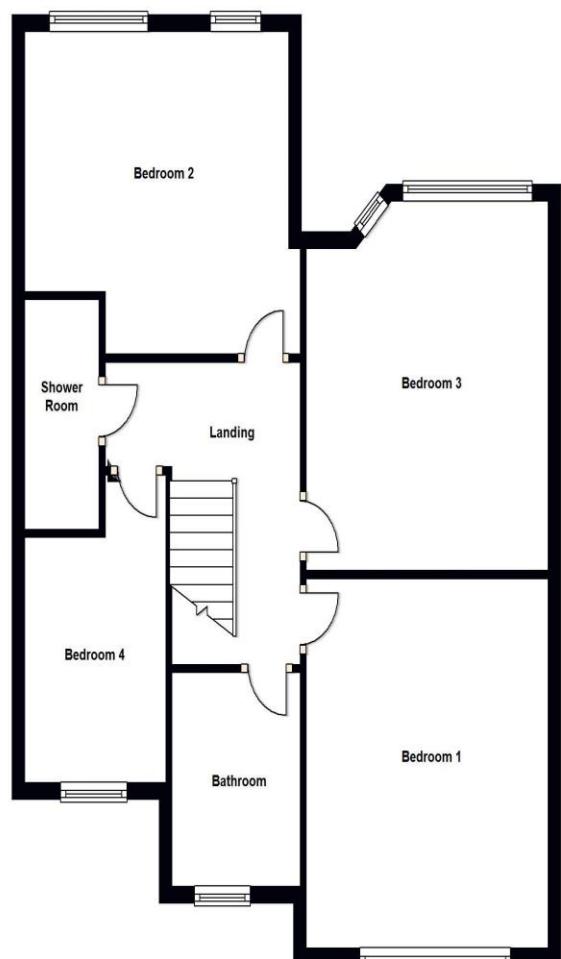
To arrange a viewing call:
020 8421 4847

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

Ground Floor
Approx. 95.1 sq. metres (1023.6 sq. feet)



First Floor
Approx. 68.6 sq. metres (738.7 sq. feet)



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



	Current	Potential
Very energy efficient - lower running costs		
(92-100)	A	86
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(25-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales	11	11

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(25-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales	11	11

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.