

ROBERTSON PHILLIPS
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**ROBERTSON
PHILLIPS**

Est. 1991



Colburn Avenue, Hatch End

£2,650 P.C.M

Key Features include:

- Three Double Bedrooms
- Three Receptions
- Semi Detached
- Conservatory
- Gas Central Heating
- Double Glazing
- Alarm
- Unfurnished

Property Overview:

This contemporary and extended **THREE BEDROOM, THREE RECEPTION** semi detached house is positioned within walking distance to the ever popular Grimsdyke Primary School, overground station and Hatch End's sought after eateries. **UNFURNISHED/PART FURNISHED**

Accommodation:

Porch

Window to front, obscure window, double glazed double door, leading to:-

Entrance Hall

Laminate flooring, stairs, door to:-

Cloakroom

Wall mounted wash hand basin and low-level WC.

Sitting Room 15' 6" x 12' 5" (4.72m x 3.78m)

Two windows to side, double glazed window to front and laminate flooring.

Family Room 15' 9" x 12' 5" (4.80m x 3.78m)

Laminate flooring, curtains and sliding doors to conservatory.

Conservatory

Window to side, window to rear, double glazed window to rear, ceramic tiled flooring and double doors to rear garden.

Study 11' 1" x 9' 0" (3.38m x 2.74m)

Double glazed window to rear and laminate flooring.

Kitchen/Breakfast Room 19' 6" x 14' 10" (5.94m x 4.52m)

Fitted with a matching range of base and eye level units, sink/drainer american style new fridge/freezer, dishwasher, washing machine, gas range cooker with multiple burners and double oven with extractor hood over and ceramic tiled flooring.

Garage

Up and over door, door.

Landing

Double glazed window to front and fitted carpet.

Principle Bedroom 15' 3" x 12' 5" (4.64m x 3.78m)

Window to rear, fitted wardrobes, laminate flooring and curtains.

Bedroom 2 13' 6" x 12' 5" (4.11m x 3.78m)

Double glazed window to front, curtains, fitted sliding wardrobes and laminate flooring.

Bedroom 3 10' 6" x 9' 4" (3.20m x 2.84m)

Double glazed window to rear, curtains and laminate flooring.

Bathroom

Suite includes bath with electric power shower above, mixer tap and glass screen, pedestal wash hand basin and low-level flush WC, fully tiled walls, heated towel rail, wall mounted mirrored cabinet and obscure double glazed window.

Outside

Attractive rear garden with patio area, small shed and off street parking to front. NB, The large rear building in the garden is **NOT INCLUDED**.

Council Tax Band: F EPC Rating: D



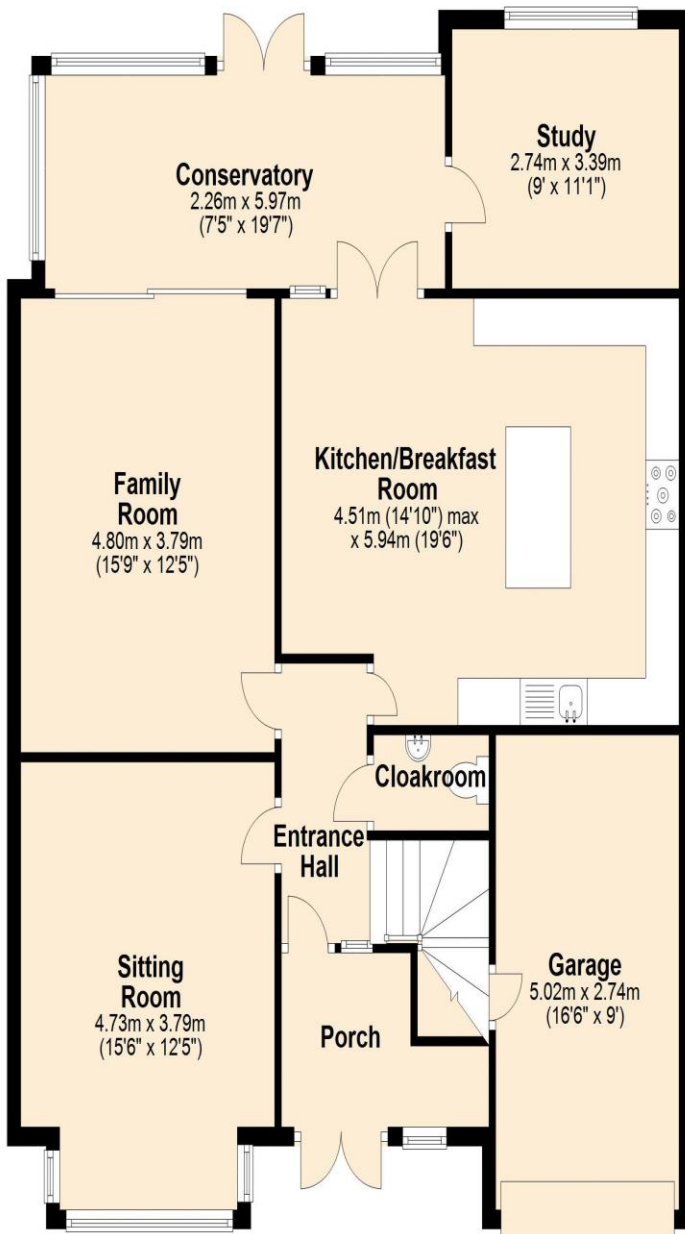


To arrange a viewing call:
020 8421 4847

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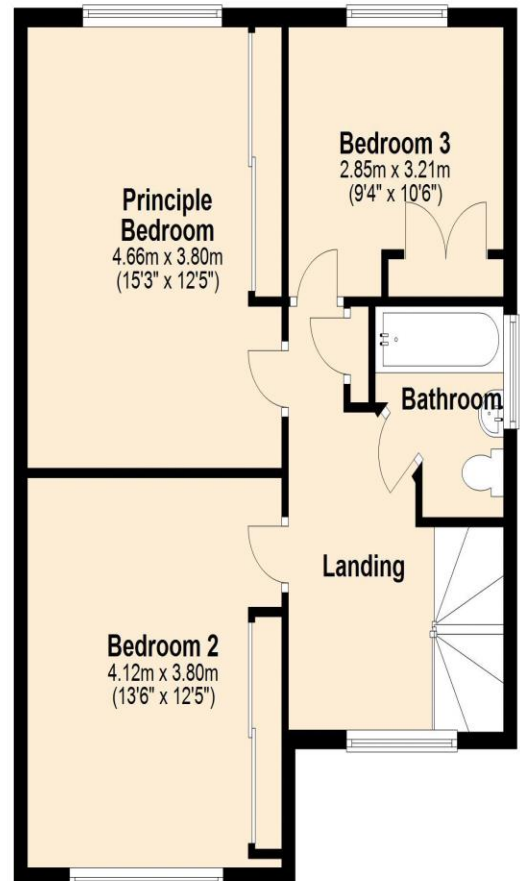
Ground Floor

Approx. 114.7 sq. metres (1234.3 sq. feet)



First Floor

Approx. 58.1 sq. metres (625.3 sq. feet)



Total area: approx. 172.8 sq. metres (1859.6 sq. feet)



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.