

**ROBERTSON PHILLIPS**  
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**ROBERTSON  
PHILLIPS**

Est. 1991



**Rowlands Avenue, Hatch End**

**£2,750 P.C.M**

**Key Features include:**

- Three Bedrooms
- Semi Detached
- Double Glazing
- Underfloor Heating Throughout
- Porcelain Tiled flooring
- Alarm
- Water Softener
- Single Garage
- Multiple Off Street Parking
- Unfurnished

# Property Overview:

This beautifully extended **THREE BEDROOM** semi detached home boasts ultra contemporary, stylish interiors and located within a short walk to Hatch End Broadway with its fine dining restaurants, station and Grimsdyke Primary School. **UNFURNISHED**

## Accommodation:

### Entrance Hall

Two windows to front, porcelain tiled floor, under floor heating and stairs.

### Lounge Area 13' 9" x 12' 1" (4.19m x 3.68m)

Window to front, under floor heating, blinds, curtains, porcelain floor and open plan to:-

### Dining Area 12' 0" x 10' 9" (3.65m x 3.27m)

Under floor heating, porcelain floor, open plan to:-

### Kitchen/Breakfast Room 20' 3" x 20' 2" (6.17m x 6.14m)

Modern range of low and wall level units, integrated dishwasher, washing machine and separate tumble dryer (Siemens), eye level electric fan assisted oven and microwave, sink/drain, granite work tops, breakfast table with two chairs, under floor heating, porcelain flooring and bi-fold doors to rear garden.

### Ground Floor WC

Low level flush WC and corner sink.

### Landing

Porcelain floor, door to:-

### Principle Bedroom 14' 4" x 11' 4" (4.37m x 3.45m)

Window to front, curtains, range of fitted wardrobes and porcelain floor.

### Bedroom 2 14' 5" x 11' 4" (4.39m x 3.45m)

Bay window to rear, curtains, range of fitted wardrobes and porcelain floor.

### Bedroom 3 9' 2" x 7' 3" (2.79m x 2.21m)

Box window to front, curtains and porcelain floor.

### Bathroom

Luxury fitted two suite comprising deep panelled bath with shower over, folding glass screen, vanity wash hand basin with cupboards under, tiled surround, LED mirror, shaver point, low-level flush WC, window to rear, under floor heating and porcelain tiled floor.

### Separate WC

Window to side, low level flush WC and porcelain tiled floor.

### Garage 16' 7" x 8' 0" (5.05m x 2.44m)

Window and door to rear, range of storage cupboard housing boiler, megaflo cylinder and up and over door to front.

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





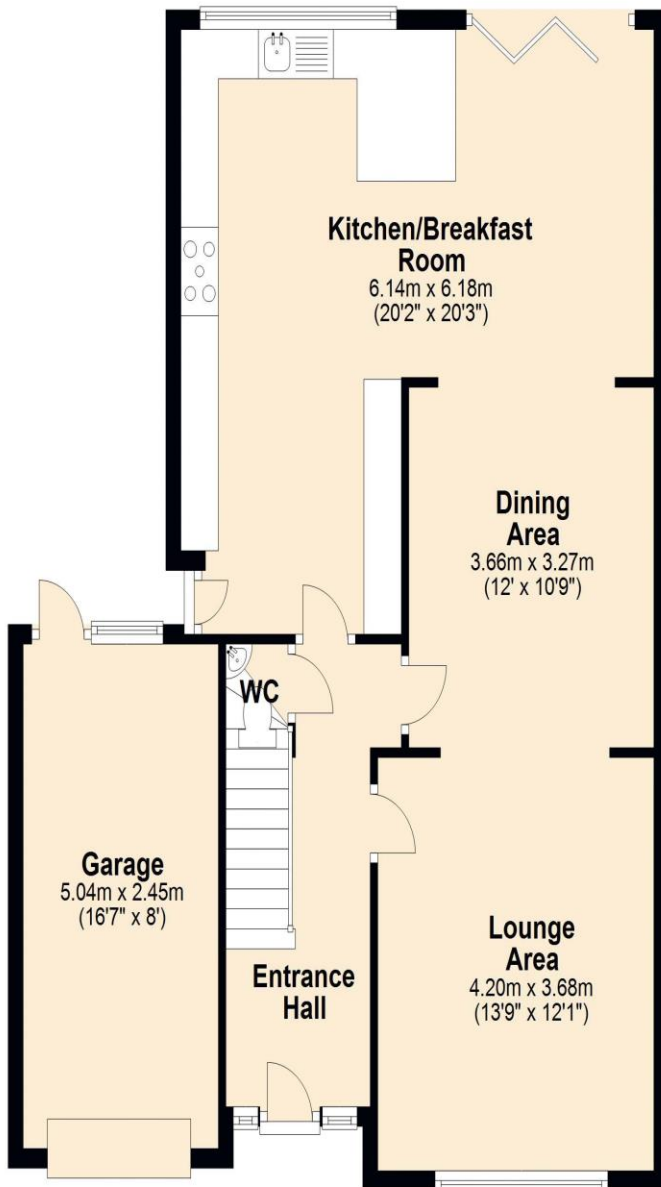


To arrange a viewing call:  
**020 8421 4847**

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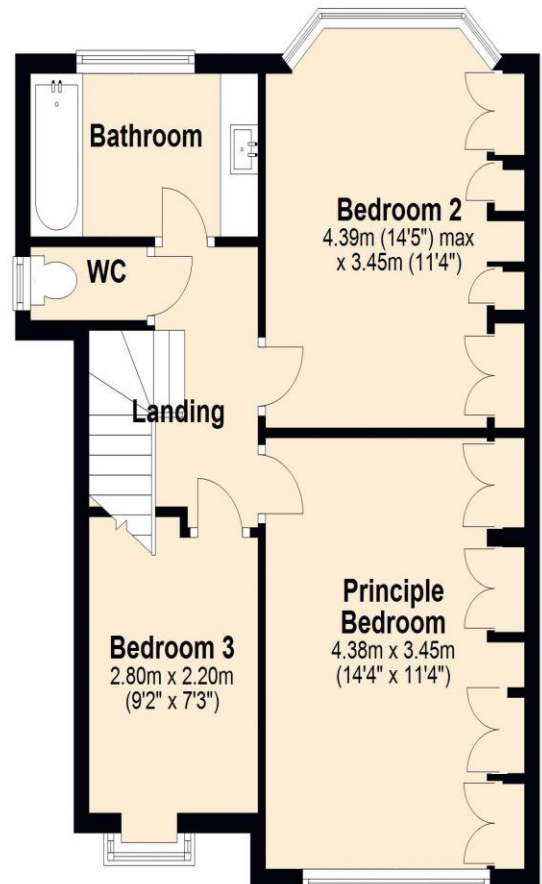
## Ground Floor

Approx. 82.1 sq. metres (883.3 sq. feet)

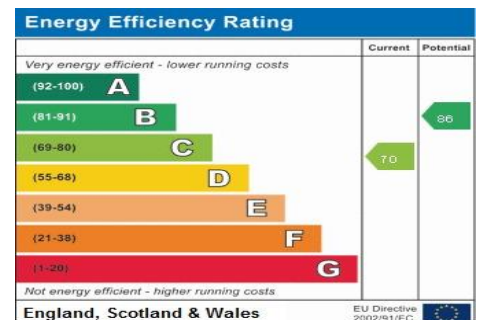


## First Floor

Approx. 45.4 sq. metres (488.4 sq. feet)



Total area: approx. 127.4 sq. metres (1371.6 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.