

**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



**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/drainer, 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, megaflow cylinder and up and over door to front.

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





To arrange a viewing call:

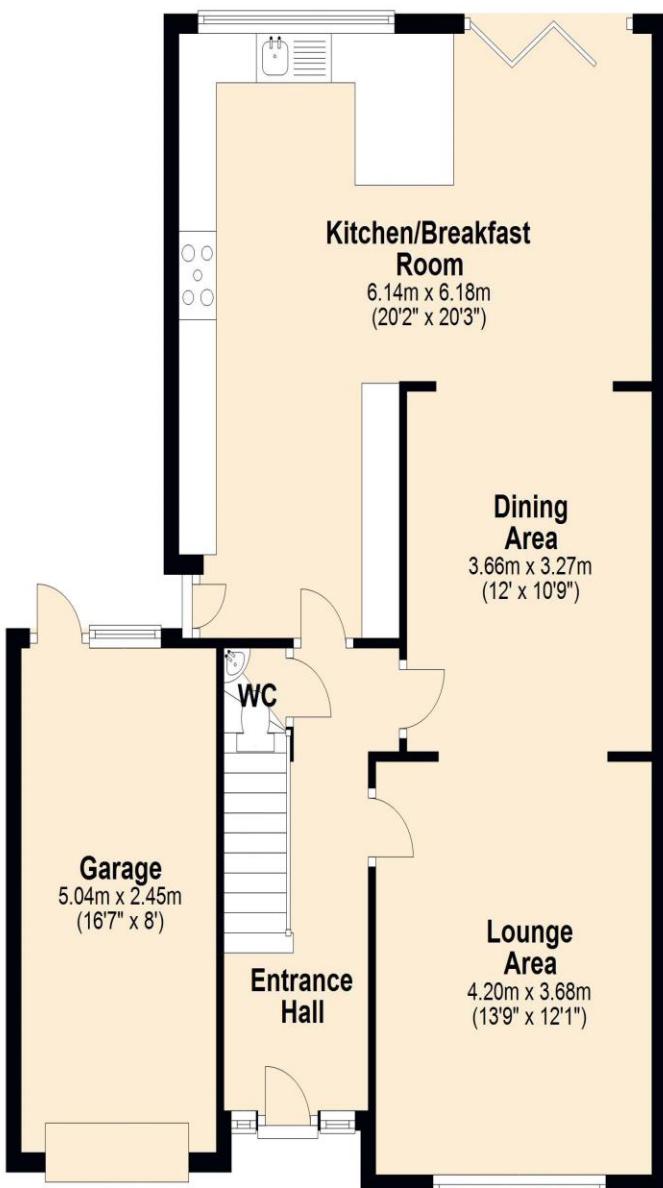
**020 8421 4847**

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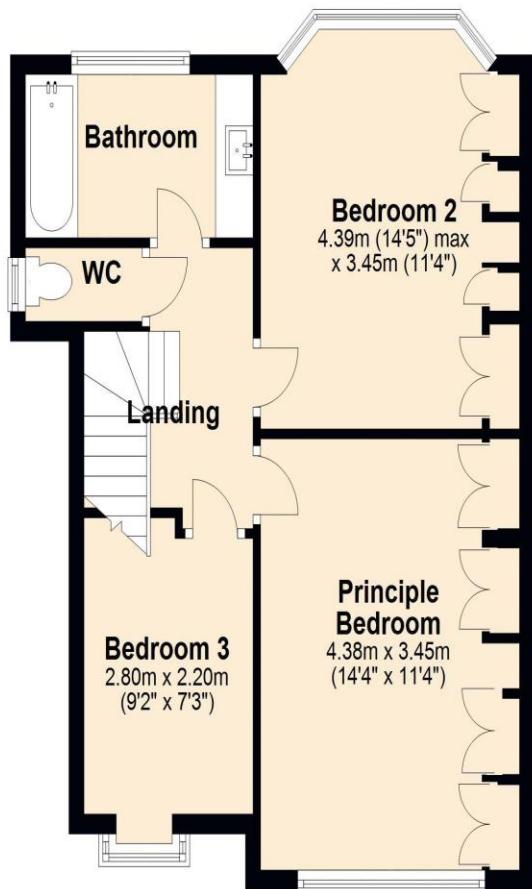
## Ground Floor

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

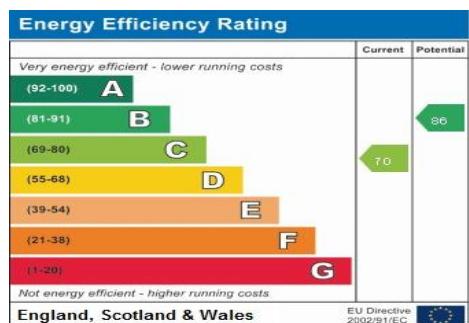


## First Floor

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.**