

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PN
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL enquiries@david-charles.co.uk

HILLVIEW ROAD, HATCH END, MIDDLESEX, HA5 4PB



PRICE....£1,075,000....FREEHOLD

This extended five bedroom, two bathroom semi detached house (1626 sq. ft/151 sq. m) is ideally located within the catchment area of Grimsdyke Primary School and Watford Grammar Schools (Ofsted Outstanding), and within a short walk of Hatch End Broadway offering a wide selection of shops, restaurants and the Overground Train Station (Euston within 30 minutes). The accommodation includes two reception rooms with wood flooring, a kitchen/breakfast room, a utility room, study/office and guest cloakroom. The first floor has five bedrooms, a bathroom and separate shower room. Outside the front provides off street parking for three cars and access to a storeroom. The large approximate 75ft rear garden has a patio and main lawn with shrub and tree borders. There is also excellent scope for a rear extension and a loft conversion.

020 8866 0222











COUNCIL TAX

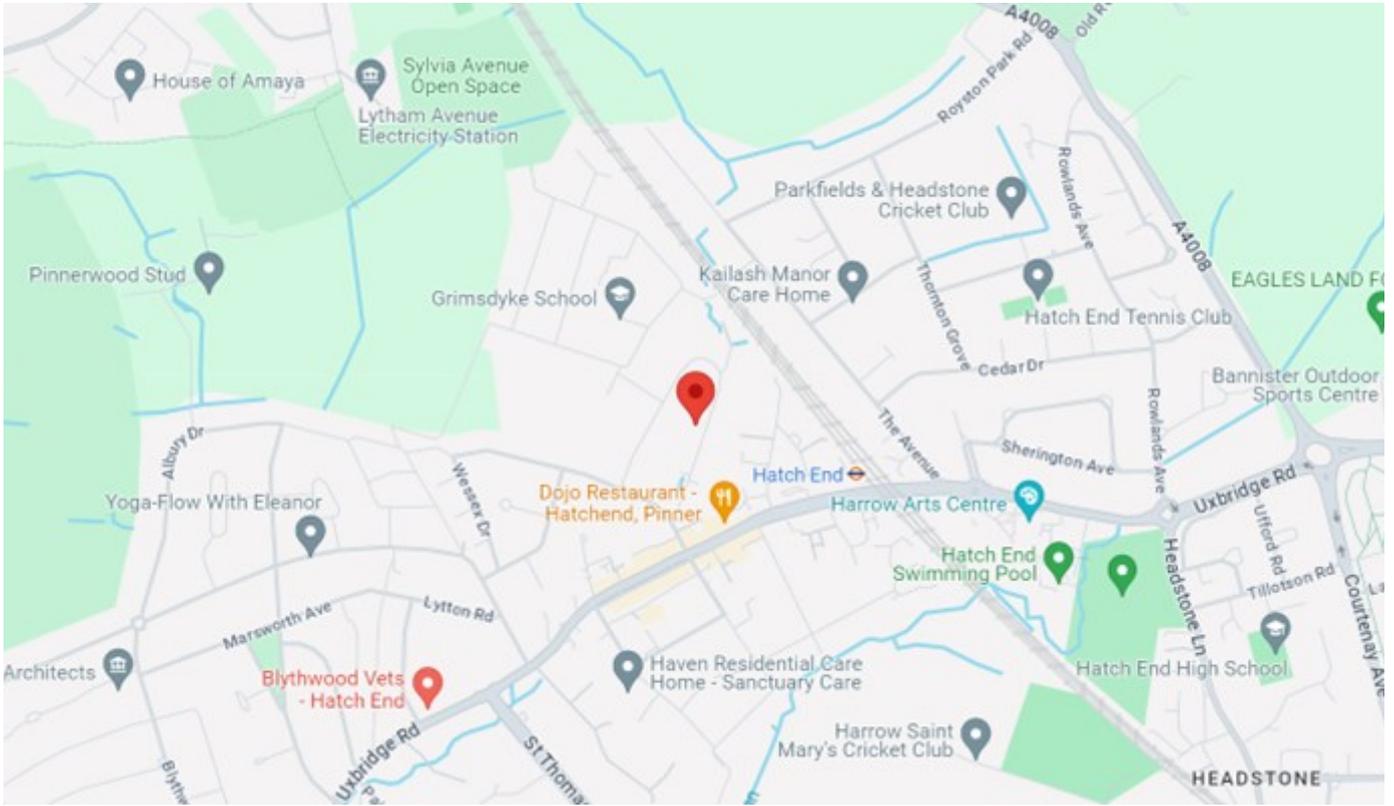
London Borough of Harrow - Band F - £3,460.69

LOCAL SCHOOLS

Grimsyke School (Ofsted Outstanding) - 0.18 Miles
Hatch End High School - 0.8 Miles

LOCAL TRANSPORT

Hatch End Station (Overground) - 0.4 Miles

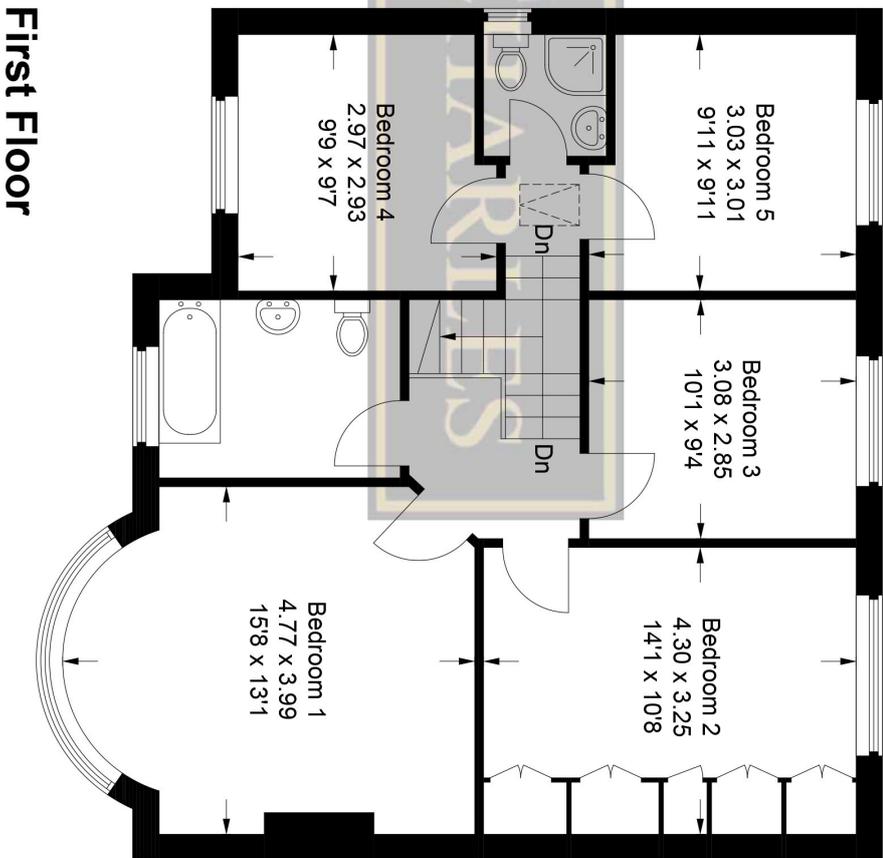
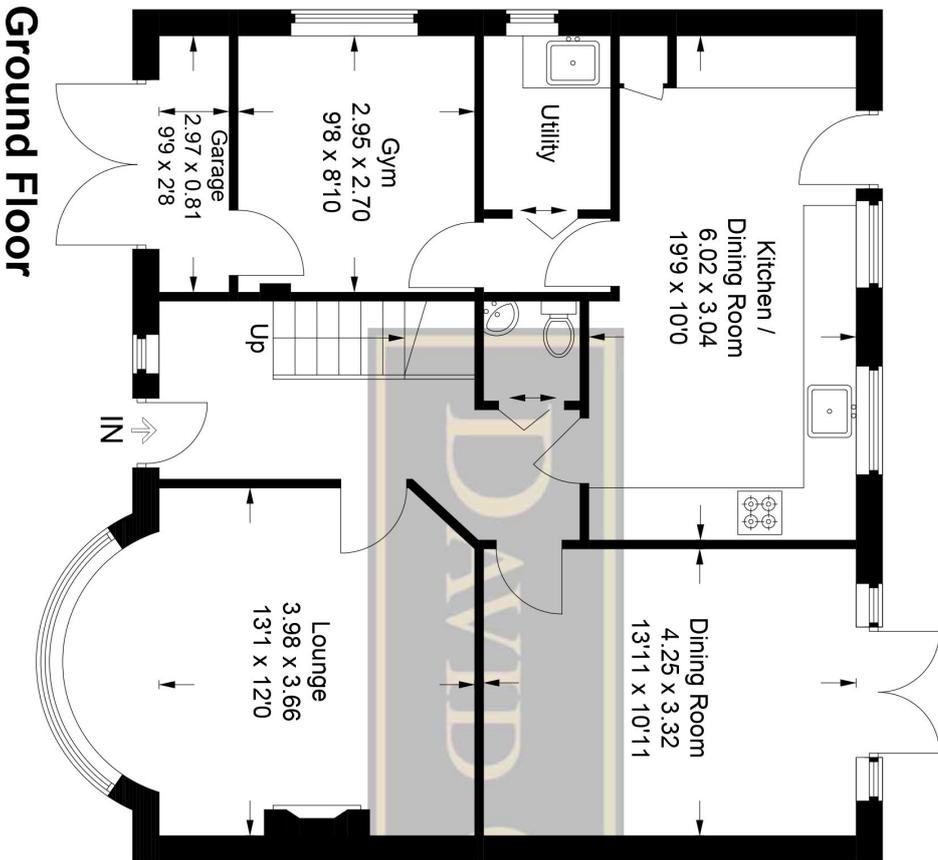


Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Hillview Road

Approximate Gross Internal Area = 151 sq m / 1,626 sq ft



For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Ltd Produced for David Charles