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SHERINGTON AVENUE, HATCH END, MIDDLESEX, HA5 4DU



PRICE....£850,000....FREEHOLD

Situated in the desirable Hatch End Park Estate, is this well presented and extended three/four bedroom semi detached mock Tudor family house (1513 sq.ft/140.6 sq.m) situated within the catchment area of Grimsdyke Primary School (Ofsted Outstanding) and a third of a mile of The Broadway with its vast array of amenities including Morrison's supermarket, restaurants, coffee houses, local shops and Hatch Overground Train Station. The property offers spacious and flexible living accommodation. This includes a double reception room and a 24ft kitchen/breakfast room. There is also the benefit of a home office/bedroom four with an en-suite shower room. The first floor has two double bedrooms, a 9ft bedroom three and a bath/shower room. Outside is a 65ft rear garden and a block paved front drive with off street parking for two cars. The house offers scope for a larger rear extension and a loft conversion, making it future proof for the growing family (subject to planning permissions).

020 8866 0222











COUNCIL TAX

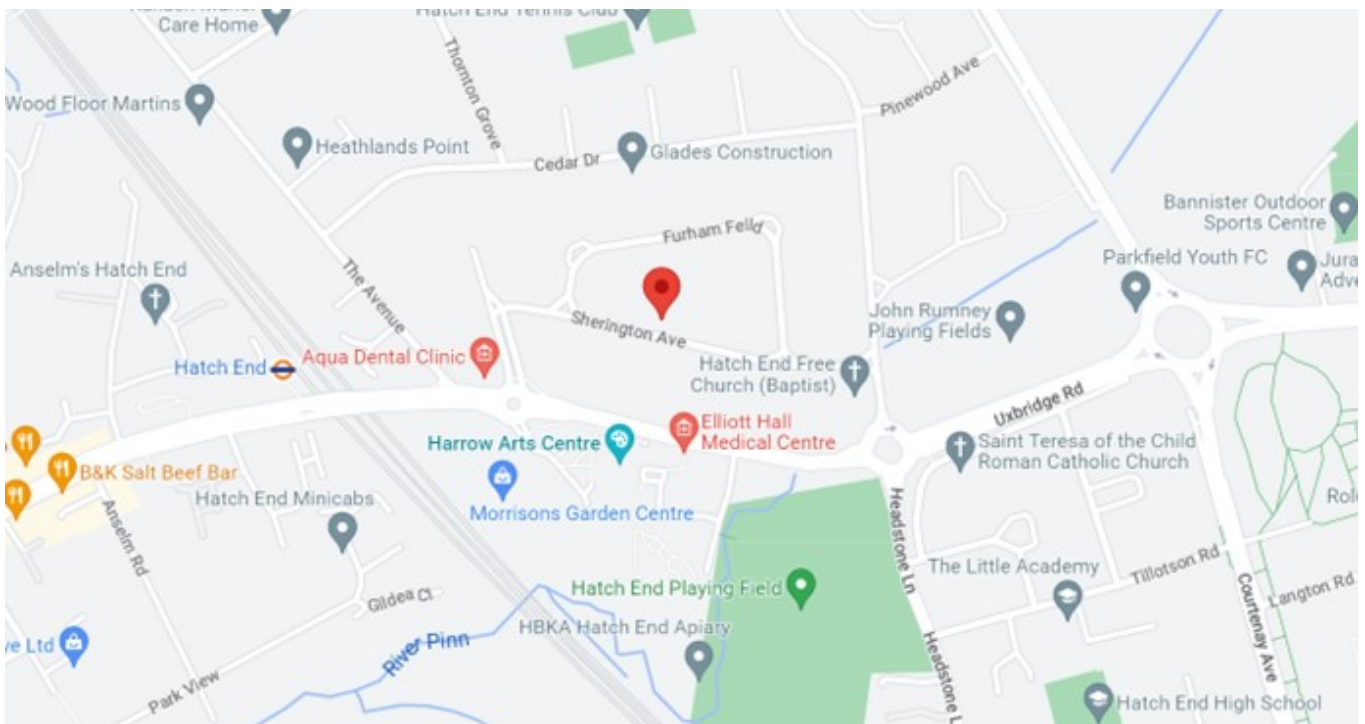
London Borough of Harrow - Band F - £2,949.69

LOCAL SCHOOLS

St Teresa's Catholic Primary School & Nursery - 0.51 miles
Grimsdyke School - 0.57 miles
Hatch End High School - 0.39 miles
Whitefriars School - 1.28 miles

LOCAL TRANSPORT

Hatch End Station (Overground) - 0.3 miles



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Sherrington Avenue

Approximate Gross Internal Area

Ground Floor = 89.7 sq m / 965 sq ft

First Floor = 50.9 sq m / 548 sq ft

Total = 140.6 sq m / 1,513 sq ft



Ground Floor

First Floor

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.