


Andrew Pearce
PINNER

FURHAM FEILD, HATCH END PARK ESTATE, PINNER, MIDDLESEX HA5 4DZ



A four bedroom, two bathroom semi-detached family home positioned on a larger than average plot within the highly sought after Hatch End Park Estate.

This extended family home comprises; storm porch leading to a spacious entrance hallway, front aspect family room with a feature fireplace, rear aspect living room, spacious kitchen & breakfast room with a range of fitted units at the base and eye level, extended dining room, larger than average downstairs bathroom with enclosed shower, downstairs bedroom four.

Stairs to the first floor landing with doors to; three bedrooms (two with fitted wardrobes) and a family bathroom with separate WC.

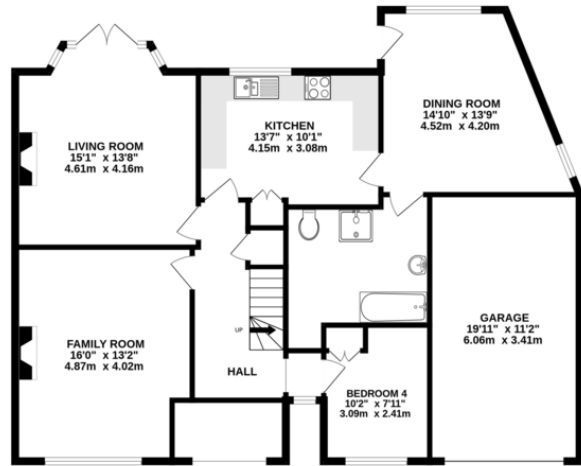
Positioned on a larger than average plot the property has a wide frontage providing off street parking for 3-4 cars and an attached garage. The secluded rear garden has is mostly laid to lawn with tree and shrub borders and a raised patio area.

Furham Feild is a popular leafy road within the highly sought after Hatch End Park Estate. Hatch End High Street can be found within a five-minute walk, which benefits from an array of highly regarded restaurants, shops, cafes and bars. The Overground can be accessed from Hatch End Rail station, this line commutes into the heart of Central London within approximately 40 minutes.

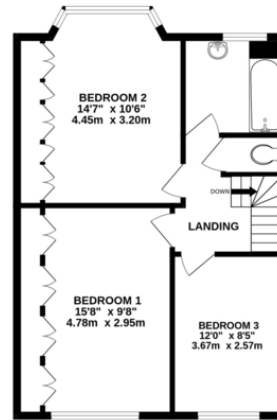
Furthermore, there is a good selection of Primary and Secondary Schools including the outstanding Grimsdyke Primary School.



GROUND FLOOR
1246 sq.ft. (115.7 sq.m.) approx.



1ST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 1823 sq.ft. (169.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

