



## A STYLISH AND MODERN FOUR BEDROOM EXTENDED FAMILY HOME

The Lawns, Hatch End, Pinner, HA5 4BJ

**ROBSONS**

# A STYLISH AND MODERN FOUR BEDROOM EXTENDED FAMILY HOME

The Lawns, Hatch End, Pinner, HA5 4BJ

**ENTRANCE HALLWAY • GUEST CLOAKROOM**  
**• LOUNGE • KITCHEN/DINING/LIVING ROOM**  
**• OFFICE • FOUR BEDROOMS, ONE EN-SUITE**  
**• LUXURY FAMILY BATHROOM • ATTRACTIVE GARDEN • OFF-STREET PARKING**

## Description

Showcasing stylish and modern interiors throughout, this four bedroom semi-detached home has been skillfully extended to create a haven of space for the growing family.

The ground floor comprises a welcoming entrance hallway with a guest WC, a front aspect lounge, a generous office, and a spacious open plan kitchen/dining/living room with bi-folding doors to the garden. The kitchen/diner features stylish fitted units with integrated appliances, a kitchen island providing additional worktop/storage space, and access to the utility room. To the first floor there is a master bedroom benefitting from fitted wardrobes and an en-suite, two further double bedrooms, and a luxury family bathroom with a walk-in shower. The second floor hosts a fourth double bedroom with eaves storage space and a separate WC. The property benefits from data cabling throughout, with network points in most rooms.





Externally the property offers a well maintained garden that is laid to lawn with a small patio area and a garden shed for storage. To the front there is a driveway providing off-street parking for multiple cars.

### Location

Located off Rowlands Avenue, this property is situated on a peaceful crescent not far from Hatch End high street and a choice of amenities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is available at nearby Hatch End station, with the Metropolitan line accessible at Pinner tube station just a short distance away, both providing regular connections into London and beyond. The area is well served by primary and secondary schooling, children's play areas and recreational facilities.

### Additional Information

Guide Price: Price on Application

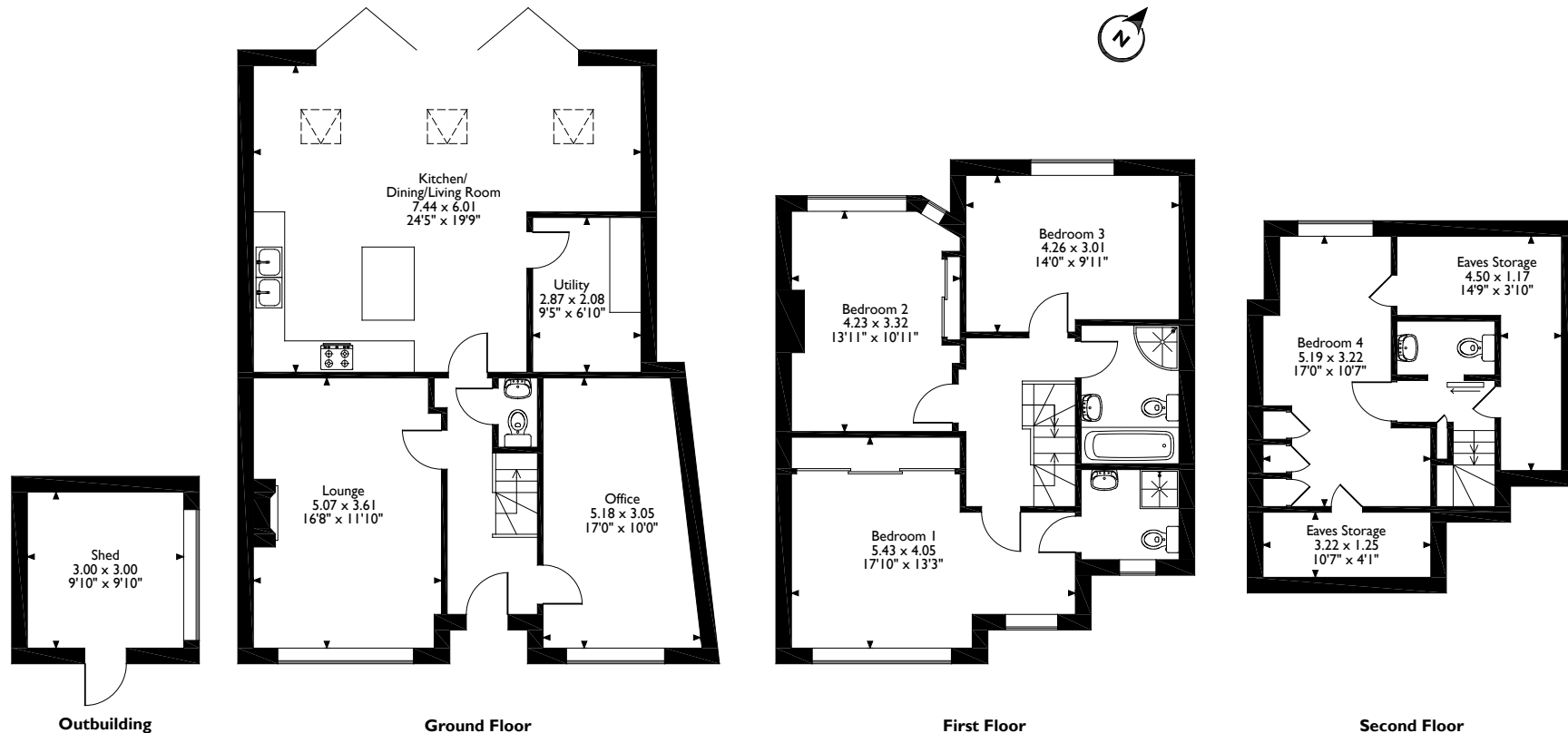
Tenure: Freehold

Local Authority: London Borough of Harow

Energy Efficiency Rating: Band C



The Lawns, Pinner  
Approximate Gross Internal Area  
Main House = 165 Sq M/1787 Sq Ft  
Outbuilding = 9 Sq M/97 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

**ROBSONS**

1 High Street, Pinner, Middlesex, HA5 5PJ  
Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.