



**AN EXTENDED AND WELL APPOINTED FOUR BEDROOM, TWO BATHROOM HOME**

The Lawns, Hatch End, Pinner, HA5 4BJ

**ROBSONS**



# AN EXTENDED & WELL APPOINTED FOUR BEDROOM FAMILY HOME

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**ENTRANCE HALLWAY • LOUNGE • KITCHEN/  
DINING/SITTING ROOM • UTILITY ROOM • PLAY  
ROOM • FOUR BEDROOMS • TWO BATHROOMS  
(ONE EN-SUITE) • WELL MAINTAINED GARDEN •  
OFF-STREET PARKING • AIR CONDITIONING •  
FURTHER SCOPE TO EXTEND (STPP)**

## Description

A superb four bedroom family home that it is immaculately presented throughout, offering modern and well appointed interiors across three floors. Perfect for the growing family, the property has been extended to create a haven of space that offers both convenience and comfort. The ground floor comprises a welcoming entrance hallway with a guest cloakroom, a generous front aspect lounge, a useful utility room, and a large, light-filled kitchen/dining/sitting room. The kitchen offers a range of bespoke fitted units with integrated appliances, and a sizeable kitchen island providing additional worktop / storage space and a wine cooler. There is plenty of space for a dining table & chairs, as well as a sitting area. Completing the ground floor is multipurpose room that is currently a play room, but could be utilised as an office or an additional reception room.







To the first floor there are two well appointed double bedrooms benefiting from fitted wardrobes, a further bedroom and a luxury four piece family bathroom. The second floor hosts an impressive master bedroom boasting fitted wardrobes, an en-suite shower room, and access to eave storage space.

Externally there is a well maintained, low maintenance garden with Astroturf and a good size patio area, perfect for alfresco dining in the summer months. 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

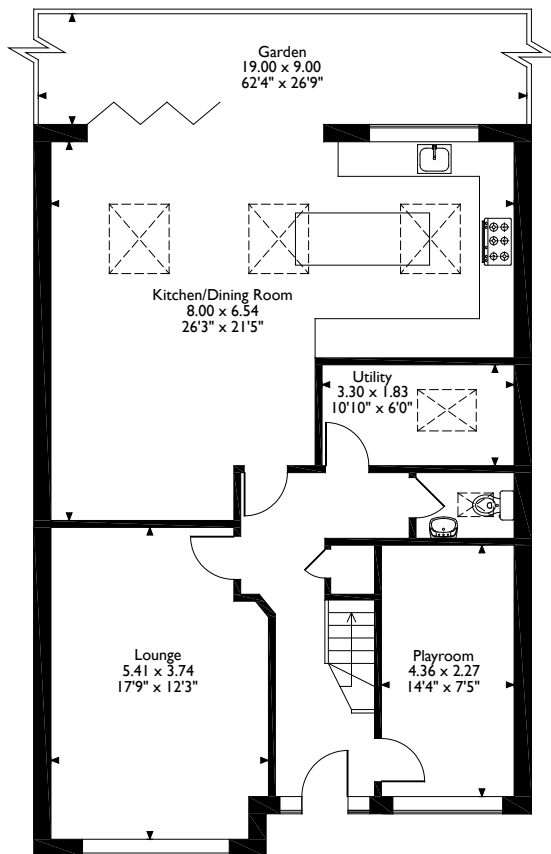
Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band C

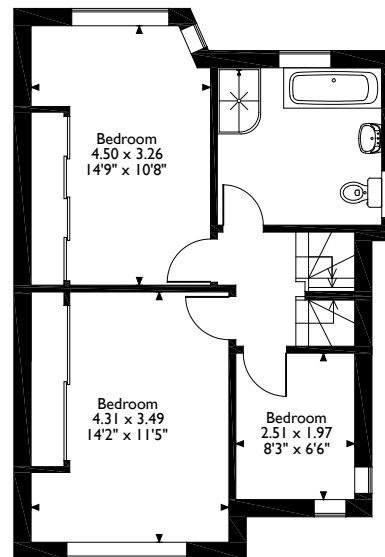


# The Lawns, Pinner

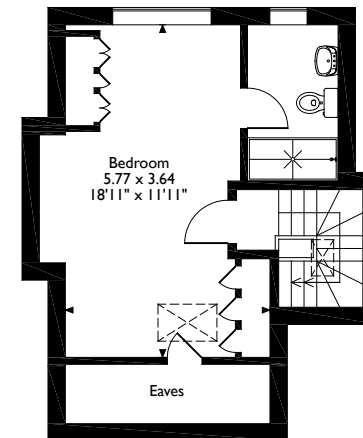
## Approximate Gross Internal Area 170 Sq M/1830 Sq Ft



**Ground Floor**



**First Floor**



**Second Floor**

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

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