



**A CHAIN FREE FOUR BEDROOM CHARACTER HOME WITH SCOPE TO EXTEND (STPP)**

Hillview Road, Hatch End, Pinner, HA5 4PE



**NO ONWARD CHAIN • ENTRANCE HALLWAY • TWO RECEPTION ROOMS • CONSERVATORY • KITCHEN • GROUND FLOOR SHOWER ROOM & WC • FOUR BEDROOMS • FAMILY BATHROOM • LOFT SPACE • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP)**

### Description

Available to the market with no onward chain, is this desirable four bedroom, two bathroom family home situated on a highly sought-after road in the heart of Hatch End just moments from local amenities, schools and transport facilities. The property offers character throughout with generously proportioned interiors and ample scope to extend (STPP)

The ground floor comprises a spacious entrance hallway with under stair storage and a large, modern shower room and WC. There is a front aspect dining room that is flooded with natural light, a separate lounge with an adjoining conservatory, and a well-equipped kitchen. The kitchen features a variety of fitted units with an integrated hob & oven, with the added benefit of a walk-in larder.

To the first floor there are two large double bedrooms that benefit from fitted wardrobes, two further double bedrooms and a three-piece family bathroom. In addition, there is access to a large loft that is fully boarded, ideal for storage.





Externally this delightful home offers an attractive rear garden that is laid to lawn with well-manicured shrubs, a patio area and a garden shed alongside a small greenhouse. To the front there is a small lawn with a driveway allowing off-street parking and a garage.

### Location

Set on one of Hatch Ends most sought-after roads just a short walk from a variety of popular Restaurants, shops, Coffee houses and popular supermarkets. Grimsdyke Primary school (Ofsted Rating - Outstanding) is within walking distance, with many other local primary and secondary schools nearby. For commuters, transport facilities include local bus links, the Overground at Hatch End rail station and the Metropolitan line at Pinner tube station, both lines provide a fast and frequent service into the heart of central London. The area is well served with open spaces and recreational Parks.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

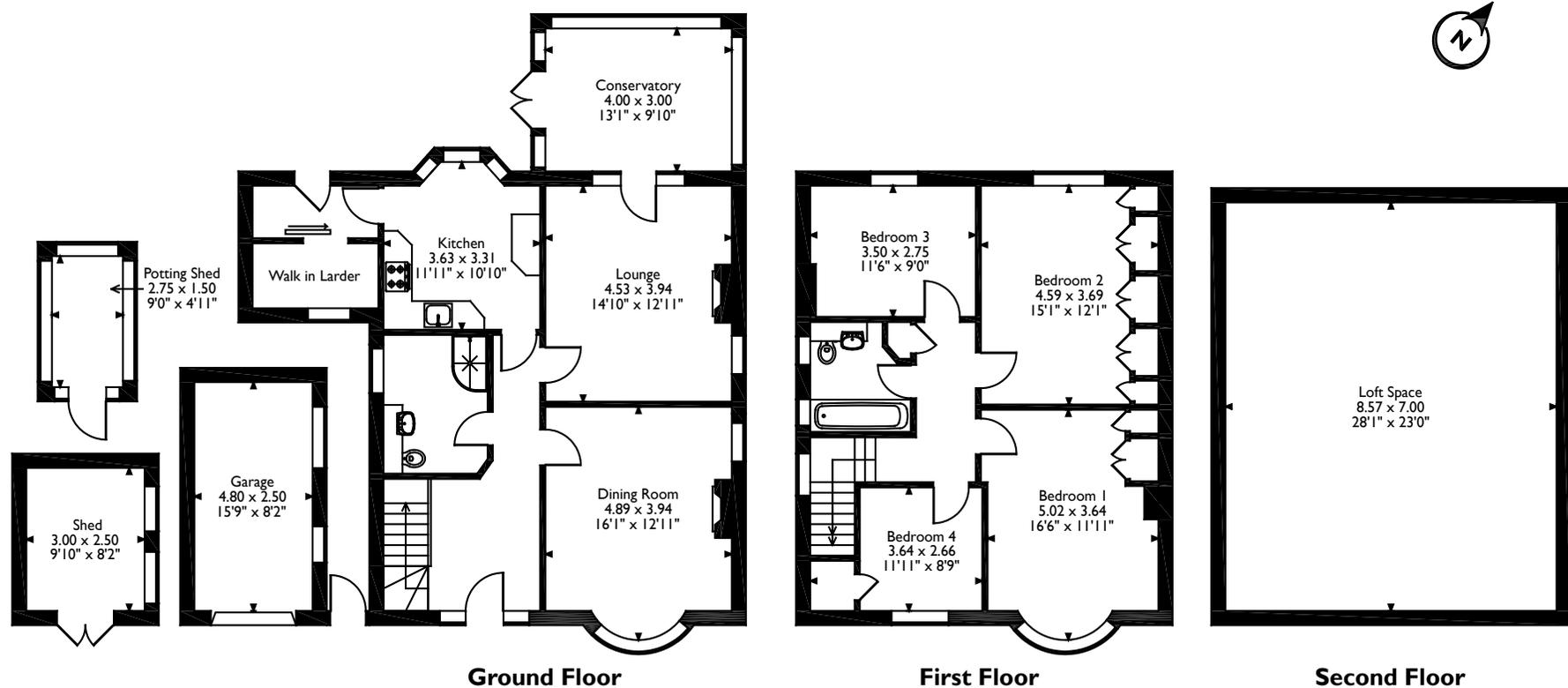
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band E



Hillview Road, Pinner  
 Approximate Gross Internal Area  
 Main House = 214 Sq M/2303 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Outbuilding = 12 Sq M/129 Sq Ft  
 Total = 239 Sq M/2561 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.



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