



**AN EXTENDED 5 BEDROOM, 3 BATHROOM FAMILY HOME WITH PLANNING TO  
FURTHER EXTEND**

Colburn Avenue, Hatch End, Pinner HA5 4PQ

**ROBSONS**

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**THREE RECEPTION ROOMS • MODERN KITCHEN • FOUR FIRST FLOOR BEDROOMS • GROUND FLOOR BEDROOM / STUDY • THREE BATH/SHOWER ROOMS • REAR GARDEN • OFF-STREET PARKING • PLANNING IN PLACE**

### Description

A five-bedroom, three-bathroom extended family home with planning in place to further extend the ground floor (Ref: PL/1326/24) as well as approval for an outbuilding (Ref: P/3040/19), situated moments from Grimsdyke Primary School and Hatch End's amenities.

The ground floor comprises an entrance hallway, a front-aspect lounge, and a large open-plan kitchen/diner complete with three skylights that allow in plenty of natural light. The kitchen features a range of handleless units providing ample storage space, with an integrated double oven and hob, and a breakfast bar. Off the kitchen is a separate breakfast room with access to the garden and a shower room. The lounge, dining room and hallway all benefit from Amtico flooring. Completing the ground floor is a guest double bedroom/study with a fitted wardrobe.





To the first floor there are four good-sized bedrooms with three benefitting from fitted wardrobes, a luxury four-piece family bathroom, and an en-suite shower room to the master bedroom. The loft has been boarded, and has the potential to be converted (STPP) to provide extra living accommodation.

The property offers a well-maintained rear garden that is laid to lawn with a patio area, and two garden sheds for storage. Off-street parking is available at the front of the property via your own driveway.

### Location

Colburn Avenue is just moments from Hatch End High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Pinner High Street is also close by, offering an alternative choice of amenities. For commuters, local bus links are accessible on Uxbridge Road, with Hatch End Station providing a regular service to London Euston via the Overground. The Metropolitan Line is available at Pinner Station, just a short distance away. The area is well served by local primary and secondary schooling, with the highly regarded Grimsdyke Primary School within walking distance. There are plenty of local parks, children's playgrounds and recreational facilities within the area.

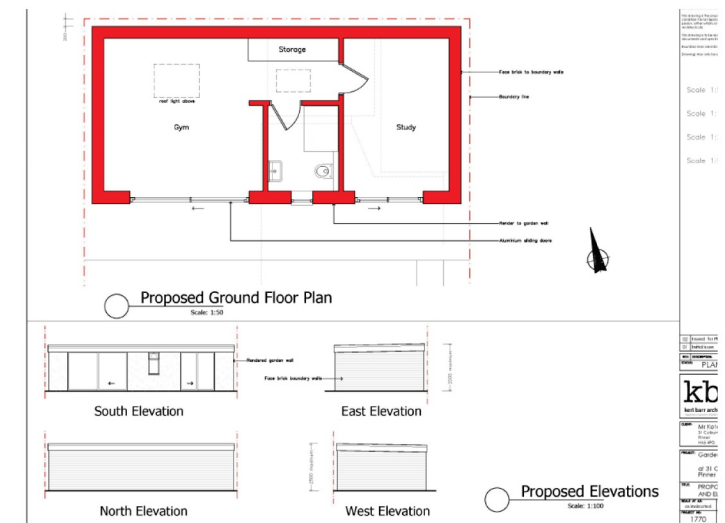
### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

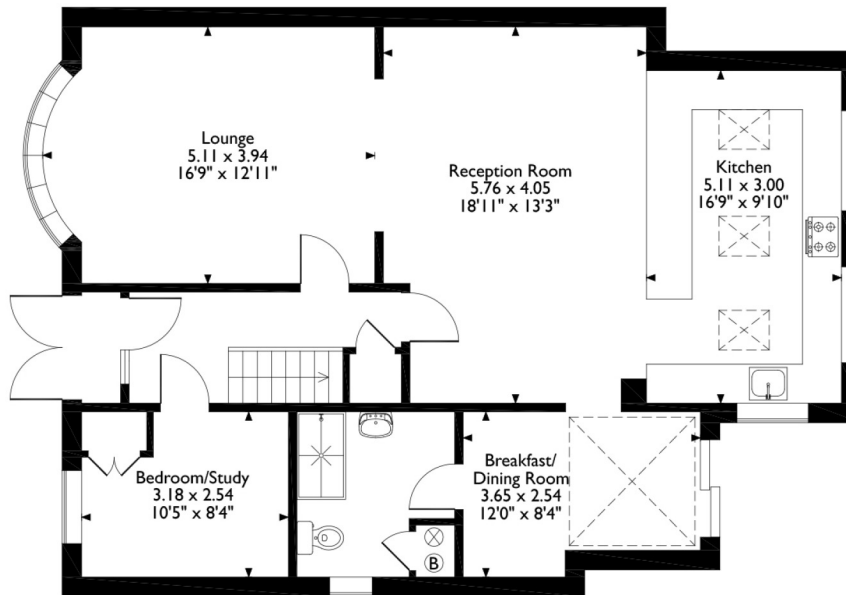
Energy Efficiency Rating: D



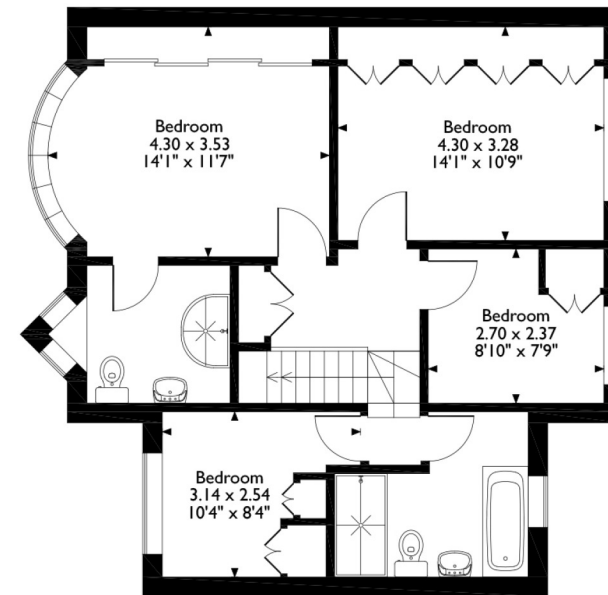
# Colburn Avenue, Pinner

## Approximate Gross Internal Area

### 153 Sq M / 1647 Sq Ft



**Ground Floor**



**First 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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