



WELL PRESENTED FOUR BEDROOM FAMILY HOME IN A PRIME LOCATION

Grimsdyke Road, Hatch End, Pinner, HA5 4PJ

ROBSONS

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**DINING ROOM • LOUNGE • KITCHEN
• UTILITY ROOM / GUEST CLOAKROOM
• FOUR BEDROOMS • SHOWER ROOM WITH
SEPARATE WC • GARAGE • GOOD SIZED
DRIVEWAY • EXTENSIVE REAR GARDEN**

Positioned on one of the area's most sought-after roads just moments from local amenities and the highly regarded Grimsdyke School, is this beautifully presented, four bedroom, family home.

There is a welcoming entrance hall, a dining room a separate lounge with feature fireplace and full length patio doors opening into the garden.

The kitchen has ample fitted floor and wall units with room for a dining table and a separate utility room and guest cloakroom.





There are four good sized bedrooms on the first floor with a shower room and under sink storage. The loft is boarded, carpeted with a velux window and has good head height.

The property has a large front area with a garden and parking for 3 to 4 cars. There is a garage to the side and further access on both sides. The garden to the rear has mature trees with an orchard at the back and extends to approximately 150 feet.

This property has huge potential for extensions to the side, rear and loft subject to planning and has a large plot compared to most properties in Grimsdyke Road.

Located on a sought-after road off Hatch End high street, this property is conveniently close to a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Pinner Village is also close by and offers additional shopping facilities and restaurants for you to enjoy. For commuters, there are excellent transport links in the area with the Overground services at Hatch End station and the Metropolitan line available at Pinner tube station. The area is well served by primary and secondary schooling, (catchment for Grimsdyke school) children's play areas and recreational facilities.

Freehold

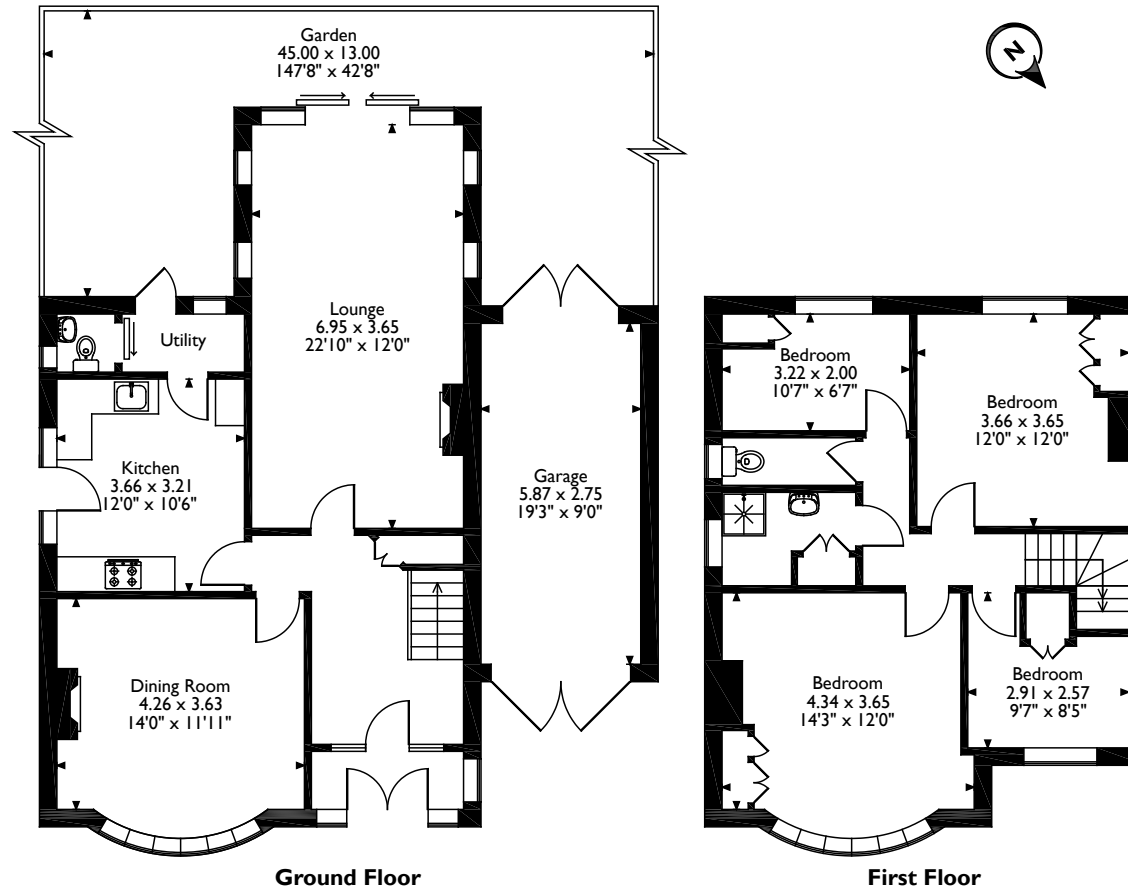
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band E



Grimsdyke Road, Pinner
 Approximate Gross Internal Area
 Main House = 131 Sq M/1410 Sq Ft
 Garage = 16 Sq M/172 Sq Ft
 Total = 147 Sq M/1582 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, HA5 5PJ
 Tel: 0208 866 8083 pinner@robsonswb.com
www.robsonswb.com

www.the-londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

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