



**A CHAIN FREE, FOUR BEDROOM CHARACTER HOME IN A SOUGHT-AFTER LOCATION**

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Clonard Way, Hatch End, Pinner, HA5 4BT

**ROBSONS**

**NO ONWARD CHAIN • ENTRANCE PORCH & HALLWAY • TWO RECEPTION ROOMS • CONSERVATORY • KITCHEN WITH LEAN-TO • GUEST CLOAKROOM • FOUR DOUBLE BEDROOMS • FAMILY BATHROOM • SIZEABLE REAR GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS • GARAGE**

### Description

Positioned in a popular, sought-after location just a short distance from Hatch End's amenities, is this charming four bedroom, character home showcasing original, distinctive features throughout, with a superb rear garden and off-street parking for multiple cars. This fantastic home is available to the market with no onward chain.

The ground floor comprises an entrance porch leading through to a welcoming hallway with stairs to the first floor and a guest cloakroom. Off the hallway, a set of double doors open up to a light-filled dining room overlooking the rear garden, with an adjoining lounge boasting a feature fireplace and plenty of natural light. In addition, there is the added benefit of a conservatory accessed via the lounge. Completing the ground floor is a well-equipped kitchen offering a variety of both base and eye-level units with integrated appliances, exposed beams giving the room character, and access to a lean-to that is ideal for additional storage space.





To the first floor there are three well-appointed double bedrooms, one with fitted wardrobes, and a family shower room. The second floor hosts a large, principal bedroom that also has fitted wardrobes.

Externally this charming home has a sizeable rear garden that is laid to lawn with tall, established trees / shrubs providing the garden a great level of privacy. There is a good-size patio area for outdoor dining and a small garden pond. To the front of the property there is an imposing driveway allowing off-street parking for multiple cars and a garage.

### **Location**

Clonard Way is situated in a sought-after part of Hatch End just few moments from the high street and an array of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is available at Hatch End station and provides links into the heart of Central London and beyond, or you can find the Metropolitan Line at nearby Pinner station. The area is well served by primary and secondary schooling including Grimsdyke primary school, as well as children's parks/playgrounds and recreational facilities. Grimsdyke Golf Course can also be found nearby.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

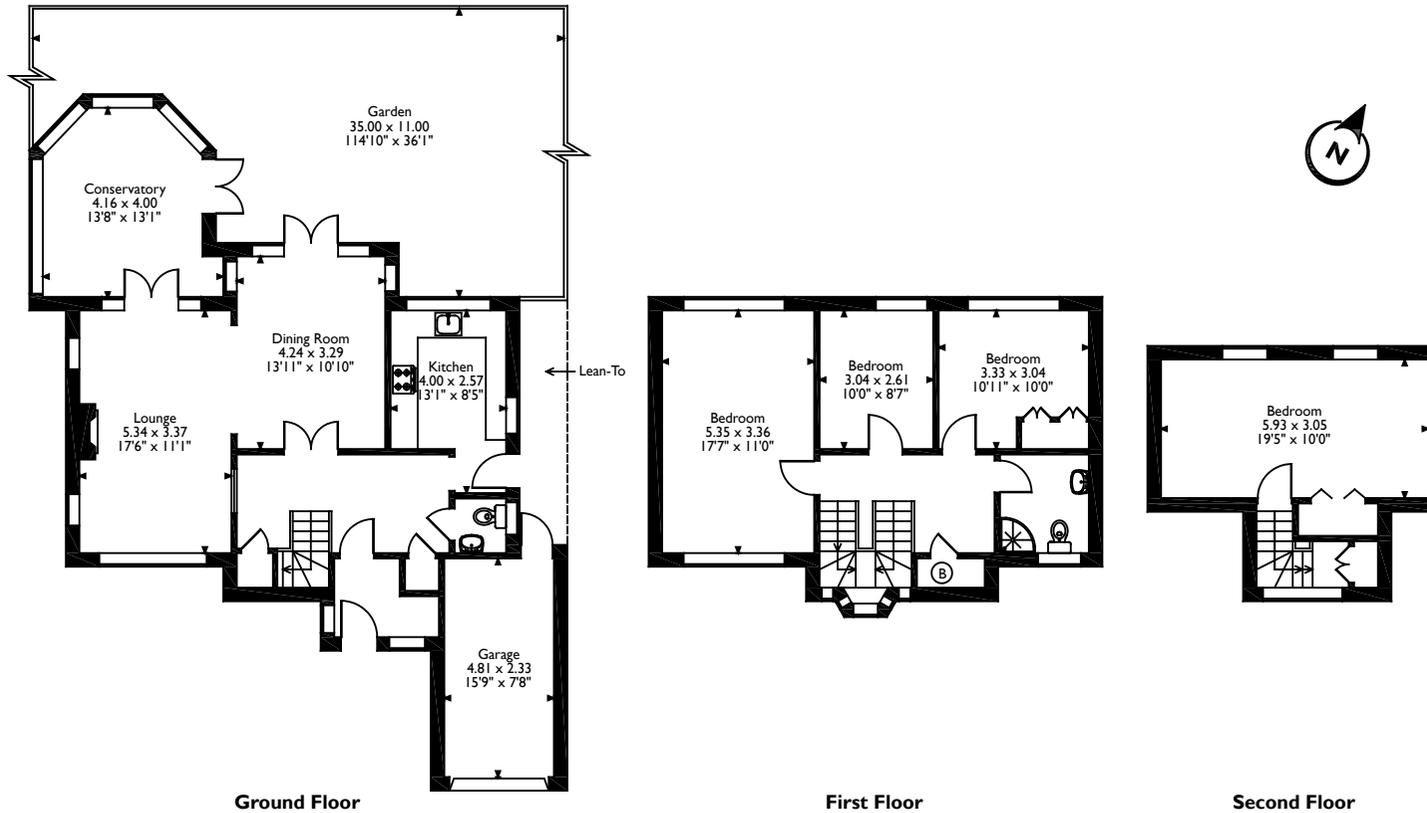
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band D



Clonard Way, Pinner  
 Approximate Gross Internal Area  
 Main House = 153 Sq M/1647 Sq Ft  
 Garage = 12 Sq M/129 Sq Ft  
 Total = 165 Sq M/1776 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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