



A REMARKABLE SIX BEDROOM EDWARDIAN RESIDENCE IN A PREMIER LOCATION

Royston Park Road, Hatch End, Pinner, HA5 4AA

ROBSONS

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**RECEPTION HALL • THREE RECEPTION ROOMS
• KITCHEN/DINER • SIX DOUBLE BEDROOMS •
THREE FAMILY BATHROOMS • GROUND FLOOR
SHOWER ROOM • SIZEABLE REAR GARDEN •
OFF-STREET PARKING FOR MULTIPLE CARS •
DOUBLE GARAGE •**

Description

An extraordinary family residence that has been maintained to a high standard throughout, and offers distinctive, character features across three floors. Situated on one of Hatch Ends most Sought-after roads, just a short walk from local amenities, and transport links.

The ground floor comprises an entrance porch with a guest WC, a set of double doors opening to a grand reception hall providing access to all the main living areas including two front aspect reception rooms, a third reception room to the rear that overlooks the garden, and a kitchen/diner. Completing the ground floor is a guest cloakroom with a walk-in shower. To the first floor there are four well appointed, double bedrooms, a family bathroom, and a separate WC.





The second floor hosts two further double bedrooms, and two additional family bathrooms. The first and second floor are accessed via a stunning, light-filled staircase with a galleried landing on each floor. Externally this fantastic home boasts a sizeable rear garden with tributary of the River Pinn running through the middle. The garden is mainly laid to lawn with well-maintained flower beds, mature shrubs and a patio area perfect for alfresco dining in the summer months. Towards the back of the garden there is a variety of trees and shrub borders, backing onto greenbelt, which provide a good level of privacy. To the front there is a gated driveway providing off-street parking for multiple cars, and a double garage with a loft room.

Location

Situated on a sought-after road just moments from Hatch End and a variety of boutique shops, restaurants, coffee houses, popular supermarkets, and Grimsdyke Golf Club. For commuters there are excellent transport links nearby including numerous local bus links, the Overground at Hatch End rail station, and the Metropolitan Line at nearby Pinner tube station. The area is well served for primary and secondary schooling (catchment for Watford Grammar), children's parks/playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

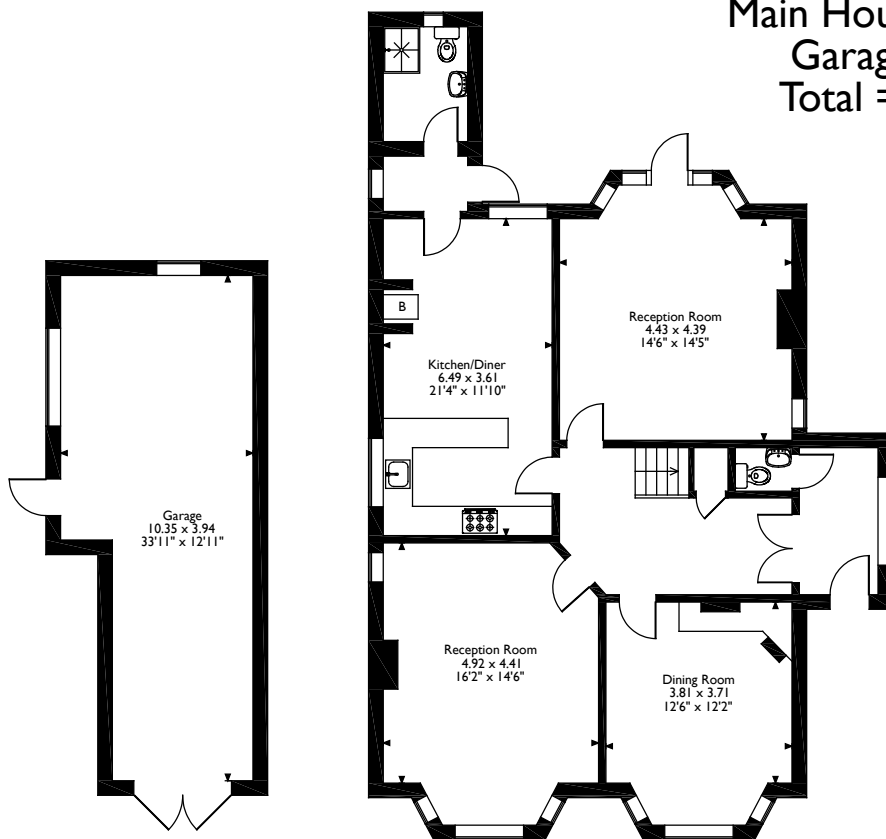
Tenure: Freehold

Local Authority: London Borough of Harrow

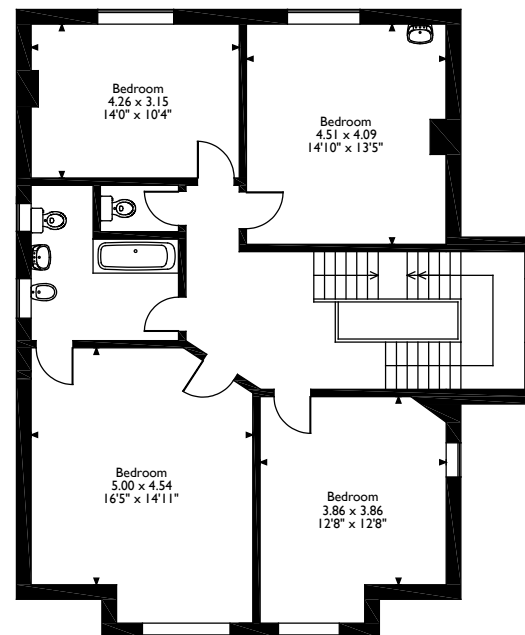
Energy Efficiency Rating: Band E



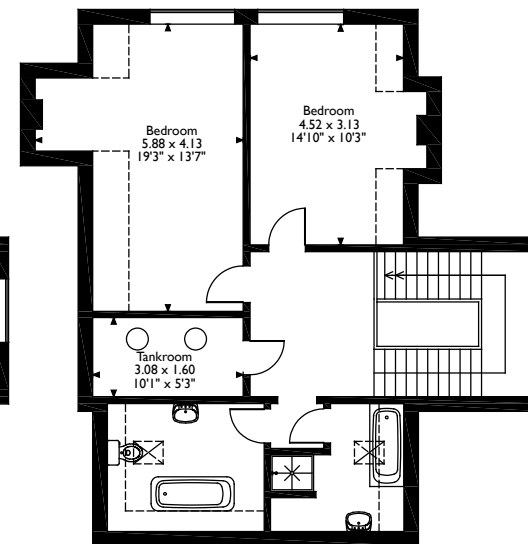
Royston Park Road, Pinner
 Approximate Gross Internal Area
 Main House = 288 Sq M/3101 Sq Ft
 Garage = 36 Sq M/388 Sq Ft
 Total = 324 Sq M/3489 Sq Ft



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.

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