



## A GRAND EDWARDIAN HOME SET ON AN EXCLUSIVE PRIVATE ROAD

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Nugents Park, Hatch End, Pinner, HA5 4RA

**ROBSONS**



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NUGENTS PARK, HATCH END, PINNER, HA5 4RA

**PERIOD FEATURES THROUGHOUT • FOUR LARGE DOUBLE BEDROOMS • TWO RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • FAMILY BATHROOM & ONE EN-SUITE • GUEST CLOAKROOM • ATTRACTIVE GARDENS • PRIVATE DRIVEWAY •**

## Description

Available for the first time in over 50 years, Robsons are proud to present this characterful Edwardian home situated on one of Hatch End's / Pinner's most exclusive roads. This stunning property is completely surrounded by attractive gardens which provides an extraordinary level of privacy. The 0.49 acres (approx) include an extensive lawn, a large prize-winning ornamental rose garden, and a south-facing vegetable garden. Untouched since 1969, this grand accommodation is perfect for a large family that is ready to remodel a property to create their ideal home. The property retains its period features such as the wide, oak staircase, oak beams and brass door handles throughout. There is a large loft space as well as a garage which was a former coach house, offering potential to extend / renovate to create additional living space.







**Historic photo - Taken Summer 2020**

The ground floor comprises a large reception hall allowing access to a spacious lounge featuring an Adam-style fireplace, a guest cloakroom with ample storage space, and a generously-sized dining room that overlooks the flood-lit garden pond. Completing the ground floor is a south-facing kitchen / breakfast room that is flooded with natural light, and has the potential to be extended. To the first floor there are four large double bedrooms with one benefitting from an en-suite shower room, and a family bathroom.

### **Location**

Located on a private road in Hatch End, Pinner just moments from both Hatch End and Pinner high streets where you can find a variety of shopping facilities, restaurants and coffee houses. For commuters there are excellent transport links nearby with the Metropolitan line available at Pinner station, alternatively the Overground services are available at Hatch End, both providing regular links into the city. The area is well served by local primary and secondary schooling, children's play areas, and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

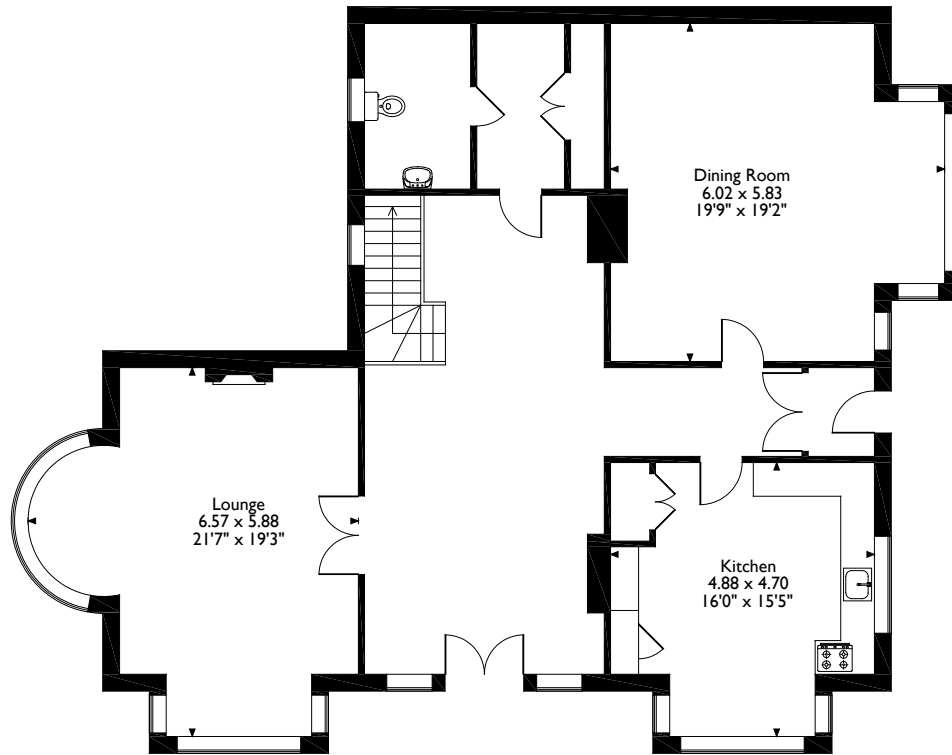
Energy Efficiency Rating: Band D

**\*Potential living space from the large loft and coach house is not included in the 2948 SqFt calculation**

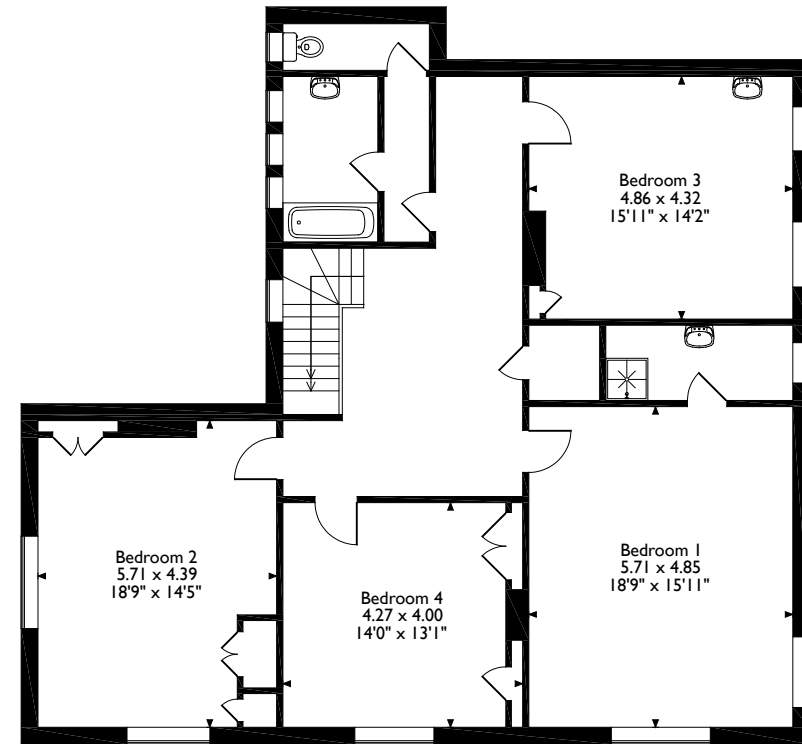




Nugent's Park, Pinner  
Approximate Gross Internal Area  
273 Sq M/2948 Sq Ft



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**

1 High Street, Pinner, Middlesex, HA5 5PJ  
Tel: 0208 866 8083 Pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1

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