



AN EXCEPTIONAL FOUR BEDROOM THREE BATHROOM FAMILY HOME

The Avenue, Hatch End, Pinner, HA5 4EL

ROBSONS

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**THROUGH LOUNGE/DINER • KITCHEN/
BREAKFAST ROOM • FOUR BEDROOMS • THREE
BATHROOMS/SHOWER ROOMS • STUDY/
ADDITIONAL BEDROOM • ATTRACTIVE GARDEN
• TWO OUTBUILDINGS • OFF-STREET PARKING**

Description

An exceptional four bedroom three bathroom detached family residence, situated on a premium road close to local amenities, excellent transport facilities and highly regarded schools. The ground floor comprises a welcoming entrance hallway allowing access to a guest cloakroom with a walk-in shower, a spacious through lounge / diner that is flooded with natural light and provides direct access to the garden, and a study that can alternatively be used as an additional bedroom. Completing the ground floor is a modern kitchen / breakfast room featuring a range of units with integrated appliances, a breakfast bar and a serving hatch through to the dining room. To the first floor there is a master bedroom complete with an en-suite shower room, three further bedrooms all benefitting from fitted wardrobes, and a luxury family bathroom. The first floor has the added benefit of a roof terrace access via a set of French doors on the landing.





Externally the property offers an attractive garden that is laid to lawn with a patio area perfect for alfresco dining in the summer months. There are also two generous size outbuildings with power and lighting. To the front there is a gated carriage driveway providing off-street parking for multiple cars.

***Planning permission submitted to extend the original house to an excess of 4,500 sq. ft.
Planning application P/2453/16/5023**

Location

Situated on one of the areas premium roads within walking distance of Hatch End high street and a variety of shopping facilities, restaurants and coffee houses. For commuters, the Overground services are available at Hatch End station and provides regular links into the City and beyond, alternatively the Metropolitan line is accessible at Pinner station just a short distance away. Pinner Village also offers a wider selection of shopping facilities and restaurants. The area is well served by local primary and secondary schooling, children's parks / play areas and recreational facilities.

Additional Information

Guide Price: Price on Application

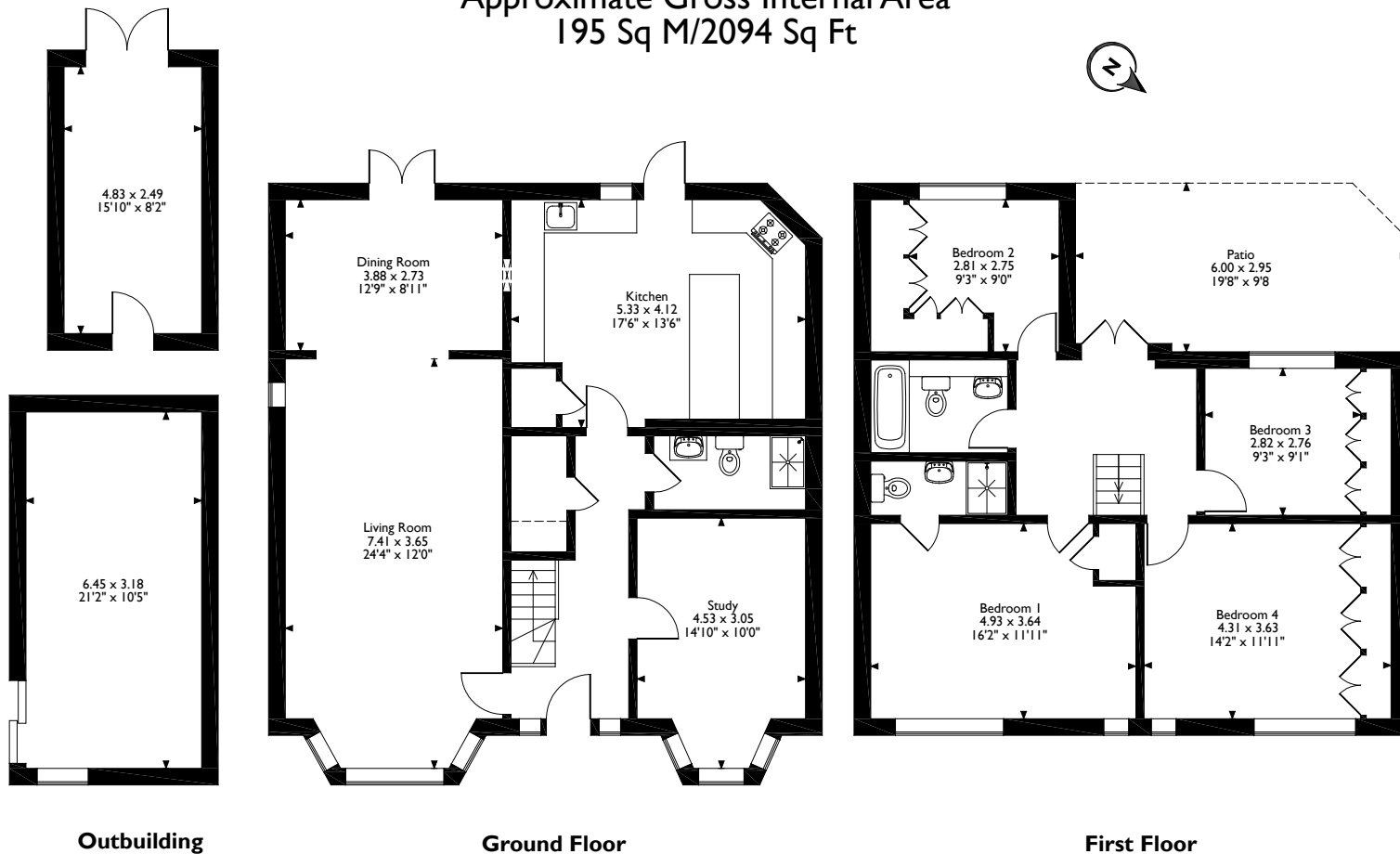
Tenure: Freehold

Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band D



The Avenue Hatch End
Approximate Gross Internal Area
195 Sq M/2094 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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