



A SIX BEDROOM, THREE BATHROOM FAMILY RESIDENCE IN EXCESS OF 2,200 SQ.FT.

Rowlands Avenue, Hatch End, Pinner, HA5 4AW

ROBSONS

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**DETACHED • TWO RECEPTION ROOMS •
KITCHEN/DINER • UTILITY ROOM • SIX
BEDROOMS • THREE BATH/SHOWER ROOMS
• SIZEABLE REAR GARDEN • OFF-STREET
PARKING FOR MULTIPLE CARS • SCOPE TO
FURTHER EXTEND (STPP)**

Description

A substantial six bedroom, three bathroom detached family residence offering 2,210 sq.ft. across three floors, with the potential to further extend (STPP). Set within a highly desirable part of Hatch End, the property is within close proximity of Hatch End's amenities, transport facilities and a number of local schools.

The ground floor comprises an entrance hallway with a guest cloakroom and stairs to the first floor. There is a large, rear aspect living / dining room with access to the garden, an adjoining TV / family room, and a superb kitchen/diner. The kitchen features modern, bespoke units providing plenty of storage space, with integrated appliances and room for a small dining table and chairs. In addition, there is access to a generous utility room.





To the first floor there is a principal bedroom with an en-suite, three further bedrooms (all with fitted wardrobes), and a luxury family bathroom. Two additional double bedrooms and a family shower room are located on the second floor. The property boasts a sizeable rear garden that is laid to lawn, with a good-sized patio area. Off-street parking for multiple cars is available at the front of the property via your own driveway, along with a garage.

Location

Rowlands Avenue is a highly sought-after road just a short distance from Hatch End High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Hatch End Station provides a regular service to London Euston, with local bus links easily accessible. Alternatively, Pinner High Street is close by, with Pinner Station providing the Metropolitan Line services.

The area is well served by local primary and secondary schooling, including nearby Grimsdyke Primary School and Hatch End High School. There are plenty of children's parks / recreational facilities within the area, as well as the ever-popular Grimsdyke Golf Course.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: D

For additional information, please refer to www.robsonswb.com or call us on: 020 8866 8083.



Approximate Gross Internal Area
 Ground Floor = 84.0 sq m / 904 sq ft
 First Floor = 72.8 sq m / 784 sq ft
 Second Floor = 30.9 sq m / 333 sq ft
 Garage = 17.6 sq m / 189 sq ft
 Total = 205.3 sq m / 2,210 sq ft

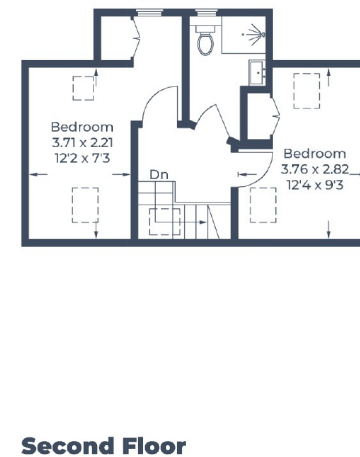
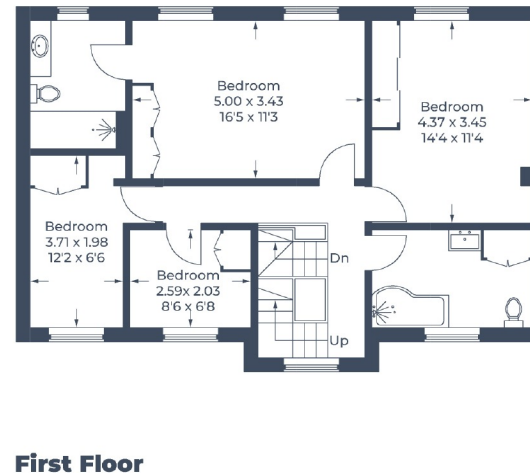
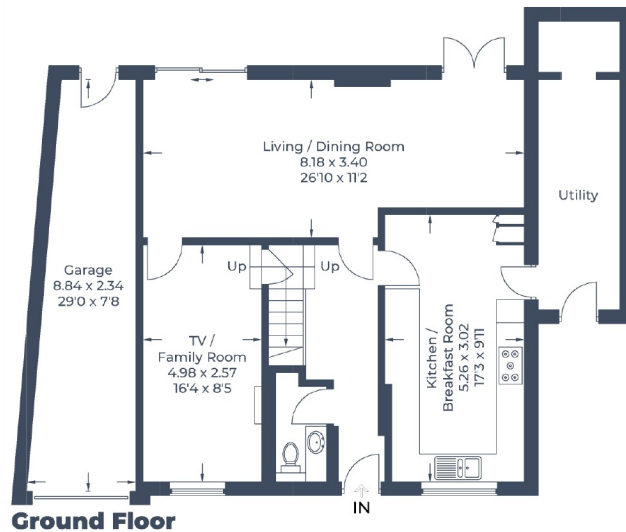


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