



**A CHAIN FREE FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME**

Rowlands Avenue, Hatch End, Pinner HA5 4BP

**ROBSONS**



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**NO ONWARD CHAIN • DETACHED • TWO  
RECEPTION ROOMS • KITCHEN • FOUR  
BEDROOMS • TWO BATH/SHOWER ROOMS •  
SIZEABLE REAR GARDEN • OFF-STREET  
PARKING • DOUBLE GARAGE • SCOPE TO  
EXTEND (STPP)**

### Description

Available to the market with no onward chain, offering fantastic potential and scope to extend (STPP), is this charming four-bedroom, two-bathroom detached property, positioned on one of Hatch End's most desirable roads, just a short walk from amenities and transport links. Ideal for families, the property is within easy reach of highly regarded schools, including Grimsdyke Primary and Hatch End High School.

The ground floor comprises two adjoining reception rooms to the rear, with one benefiting from access to the garden, a fitted kitchen, two double bedrooms and a shower room. Two additional double bedrooms are located on the first floor, both with eaves storage space and attic storage above one of the bedrooms, along with a three-piece bathroom.







There is a well-maintained, sizeable rear garden that is part lawn and part patio, with a large frontage providing off-street parking for several cars, along with a double-length, detached garage.

### Location

Rowlands Avenue is off Uxbridge Road, in a sought-after part of Hatch End, just a short walk to local amenities and transport links. For commuters, nearby Hatch End Station provides the Overground services into London Euston, with Pinner Station close by providing regular links into London via the Metropolitan Line. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including nearby Grimsdyke Primary and Hatch End High School, as well as local parks and recreational facilities. The ever-popular Grimsdyke Golf Club is also close by.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Private Road Charges: TBC

Council Tax Band: G

Energy Efficiency Rating: E

For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.





Approximate Gross Internal Area (Including Eaves)

Ground Floor = 94.1 sq m / 1,013 sq ft

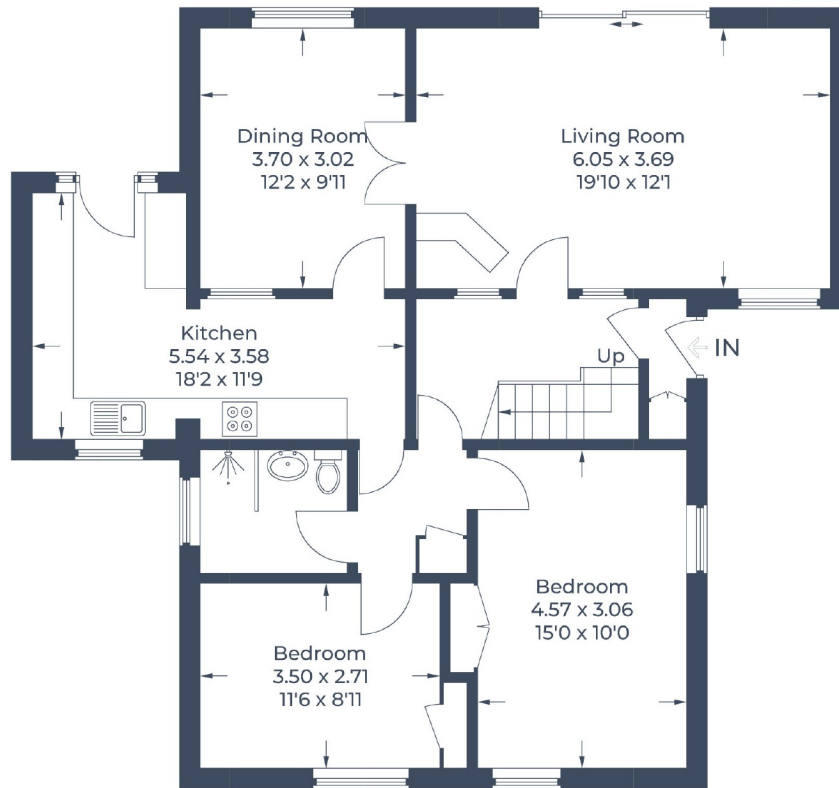
First Floor = 41.6 sq m / 448 sq ft

Garage = 20.2 sq m / 217 sq ft

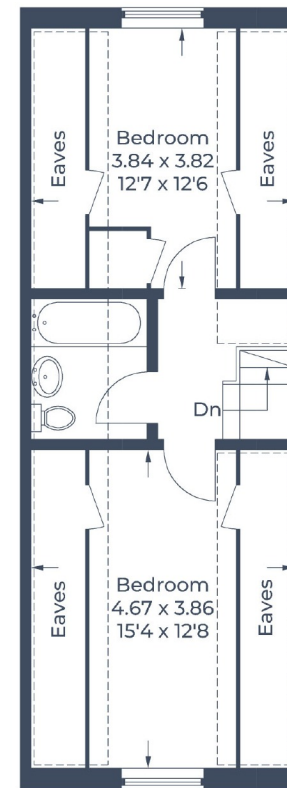
Total = 155.9 sq m / 1,678 sq ft



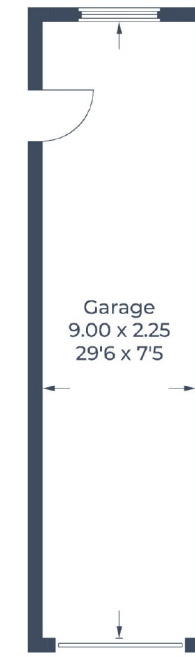
 = Reduced headroom below 1.5m / 5'0"



**Ground Floor**



**First Floor**



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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