



A CHAIN FREE TWO BEDROOM GROUND FLOOR MAISONETTE WITH A GARDEN

Wellington Road, Hatch End, Pinner, HA5 4NL

ROBSONS

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**FREEHOLD • NO ONWARD CHAIN • GROUND
FLOOR • TWO DOUBLE BEDROOMS •
RECEPTION ROOM • KITCHEN • FAMILY
BATHROOM • PRIVATE REAR GARDEN**

Description

Perfect for first-time buyers or downsizers alike. A two double-bedroom, ground floor maisonette with a private rear garden, situated within walking distance of local amenities and excellent transport facilities. The property has been well-maintained throughout, offering modern interiors with neutral decor, and is offered to the market with no onward chain.

The accommodation comprises an entrance hallway, two double bedrooms with one benefitting from access to the garden, a reception room, a three-piece bathroom, and a kitchen. The private rear garden is laid to lawn with a decking area, and can be accessed via the kitchen and one of the bedrooms.





Wellington Road is located off Uxbridge Road, just a stone's throw from Hatch End's array of shopping facilities, restaurants and coffee houses, with Pinner High Street close by. For commuters, Hatch End Station (walking distance) provides a regular service to London Euston via the Overground, with nearby Pinner Station providing the Metropolitan Line. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including Grimsdyke, Pinner Wood and West Lodge Primary Schools, and Hatch End High School.

Additional Information

Tenure: Freehold

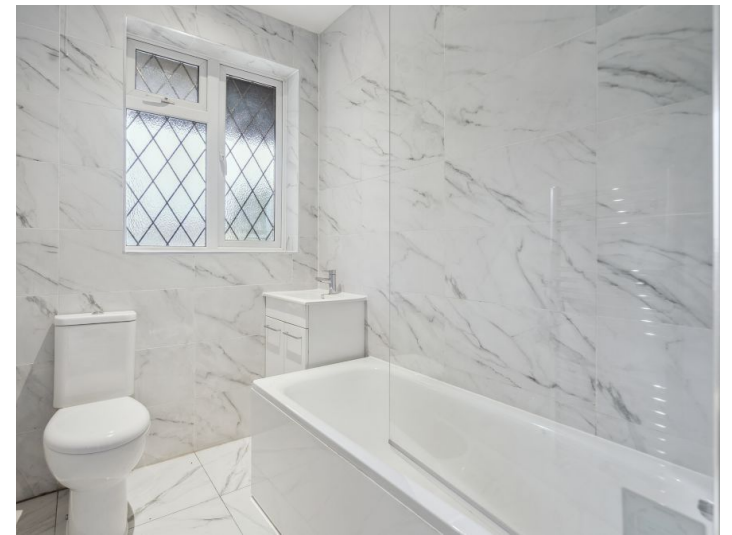
Lease: 99 years from 2001

Local Authority: London Borough of Harrow

Council Tax Band: D

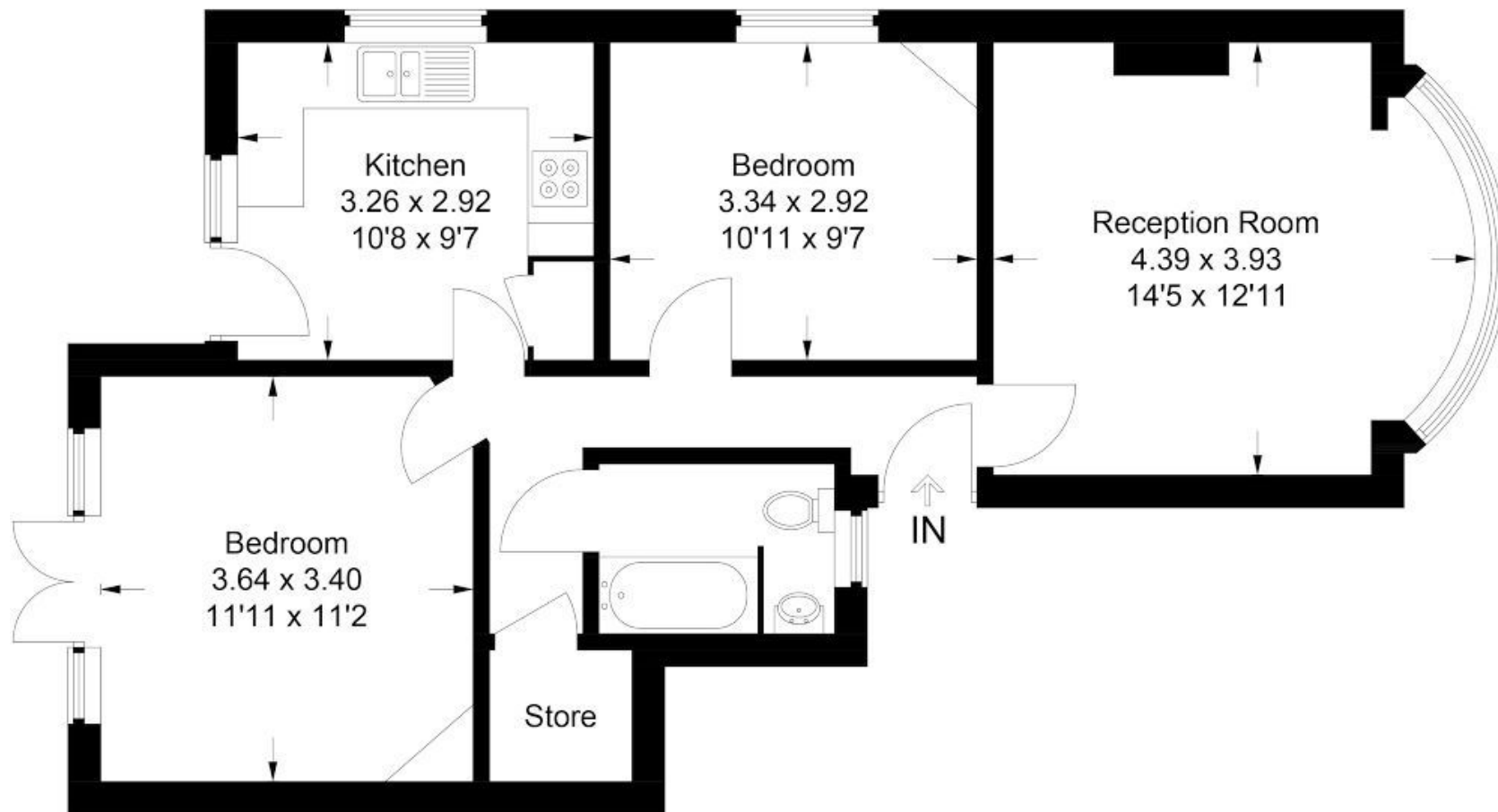
Energy Efficiency Rating: D

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



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Approximate Gross Internal Area = 60.9 sq m / 655 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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