



**AN EXTENDED THREE BEDROOM, TWO BATHROOM MODERN FAMILY HOME**

Lyndon Avenue, Hatch End, Pinner, HA5 4QF

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST CLOAKROOM •  
LOUNGE • KITCHEN/DINING/FAMILY ROOM  
• THREE DOUBLE BEDROOMS • TWO BATH /  
SHOWER ROOMS (ONE EN-SUITE) •  
ATTRACTIVE REAR GARDEN • OUTBUILDING •  
OFF-STREET PARKING • GARAGE**

### Description

A modern and well-presented three-bedroom, extended home with an attractive rear garden, off-street parking and scope to further extend (STPP). This family home is located in a popular part of Hatch End, within easy reach of Hatch End's amenities, and within walking distance of the highly regarded Grimsdyke Primary School.

The ground floor comprises a bright, welcoming hallway with under stair storage, a generous front-aspect lounge and a contemporary kitchen / dining / family room. The kitchen features modern, neutral units with integrated appliances and a large kitchen island, as well as ample storage space. There is plenty of room for a family dining area and a sitting area, with the added benefit of bi-folds opening out to the garden. Completing the ground floor is a guest cloakroom.







To the first floor there are three well-appointed double bedrooms, two with fitted wardrobes, one en-suite shower room and a four-piece family bathroom.

The property offers an attractive rear garden that is laid to lawn, with a patio area and an outbuilding. Off-street parking is available to the front via your own driveway, along with a garage.

### Location

Located on a peaceful, sought-after road close to Hatch End High Street as well as being just a short distance from Pinner High Street, both of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport links close by with the Overground services at Hatch End Station, the Metropolitan Line at Pinner Station and local bus routes.

The area is well served by local primary and secondary schooling with the highly regarded Grimsdyke School within walking distance, children's parks/play area's and recreational facilities.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: C





Approximate Gross Internal Area  
 Ground Floor = 89.8 sq m / 967 sq ft  
 First Floor = 56.0 sq m / 603 sq ft  
 Outbuilding / Shed = 13.2 sq m / 142 sq ft  
 Total = 159.0 sq m / 1,712 sq ft  
 (Including Garage)

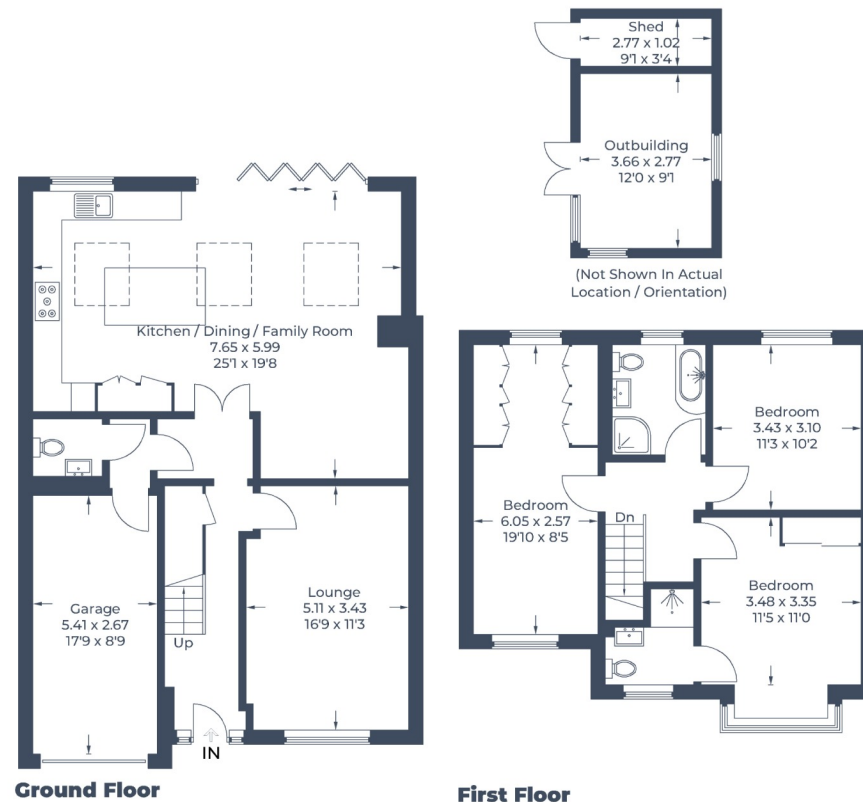


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# ROBSONS

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