



A LARGE FOUR/FIVE BEDROOM CHARACTER PROPERTY IN A PRIME LOCATION

Royston Grove, Hatch End, Pinner, HA5 4HF

ROBSONS

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**DETACHED • ENTRANCE HALLWAY •
TWO/THREE RECEPTION ROOMS • LARGE
KITCHEN/BREAKFAST ROOM • FOUR/FIVE
BEDROOMS • THREE BATHROOMS (ONE
EN-SUITE) • STUDY • SIZEABLE REAR GARDEN
• OFF-STREET PARKING & GARAGE • SCOPE
TO EXTEND (STPP)**

Description

An impressive four / five bedroom, three-bathroom detached family residence offering spacious living across two floors, with 2,585 sq.ft. and a sizeable rear garden, this property is perfect for growing families or those looking for extra space. Whilst the property has been well looked after, some modernisation throughout would be beneficial to unlock its full potential.

The ground floor comprises a large reception / dining room with access to the garden, a sitting room / fifth bedroom if required, a generous kitchen/breakfast room, and a separate utility room. In addition, there is a front aspect study, and a modern shower room & wc.





The principal bedroom, complete with fitted wardrobes and an en-suite bathroom, is located on the first floor, along with three further double bedrooms, a second family shower room, and an additional shower.

This family home boasts a sizeable rear garden that is laid to lawn, with a variety of mature shrubs and trees along the side and rear. A carriage driveway at the front of the property provides off-street parking for multiple cars, as well as access to the garage.

Location

Royston Grove is a premium road in Hatch End, just a short walk from Hatch End High Street, with Pinner High Street close by. For commuters, the Overground is available at Hatch End Station, with the Metropolitan Line at nearby Pinner Station. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including Grimsdyke Primary School and Hatch End High School.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

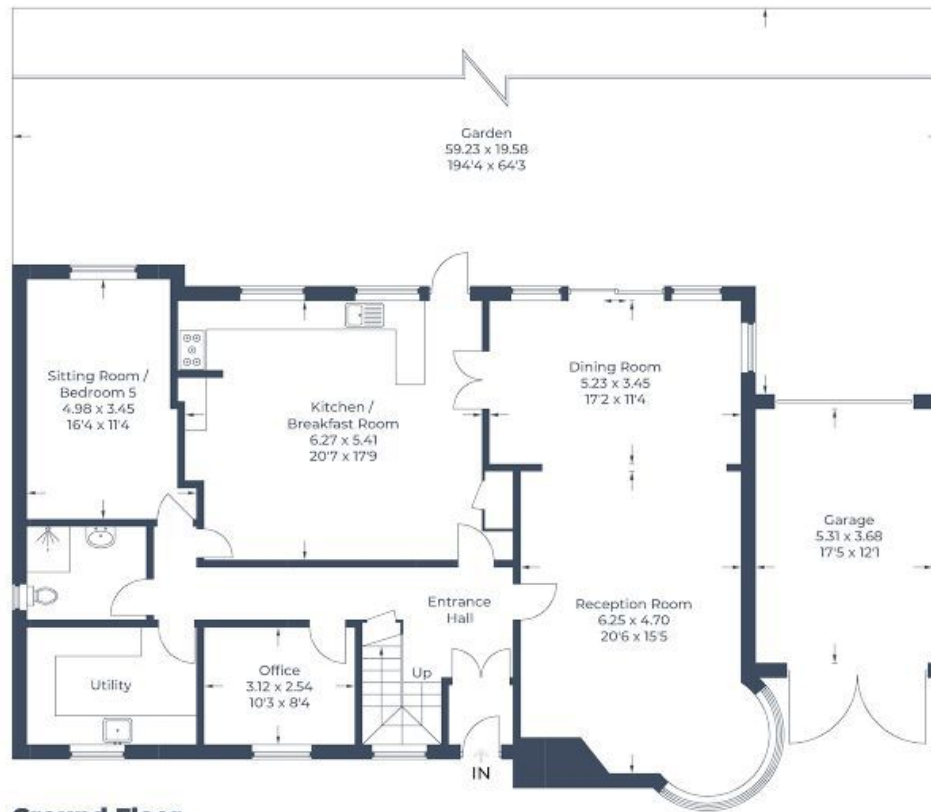
Council Tax Band: H

Energy Efficiency Rating: D

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



Approximate Gross Internal Area = 220.4 sq m / 2,372 sq ft
 Garage = 19.8 sq m / 213 sq ft
 Total = 240 sq m / 2,585 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0"



First Floor

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

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SCAN TO VISIT



OUR WEBSITE

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