



**A THREE BEDROOM SEMI DETACHED FAMILY HOME WITH SCOPE TO EXTEND
(STPP)**

Lyndon Avenue, Hatch End, Pinner, HA5 4QG

ROBSONS

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Living Room • Dining Room • Kitchen • Three Bedrooms • Family Bathroom • Generous Rear Garden • Off-Street Parking • Potential to Extend (STPP)

Description

Located within easy reach of local amenities, this three-bedroom semi-detached family home offers spacious living, a generous rear garden, and fantastic scope to extend (subject to planning permission).

The ground floor welcomes you with an entrance hallway leading to a bright front-aspect dining room and a separate living room with French doors opening onto the garden, ideal for entertaining and family life. The kitchen is fitted with a range of units, provides space for freestanding appliances, and offers direct access to the side of the property.

The home features two well-proportioned double bedrooms, a single bedroom, a family bathroom, and a separate WC.





Outside, the property boasts a large rear garden mainly laid with gravel with mature hedges and a patio area perfect for al fresco dining. To the front, there is a private driveway providing off-street parking and access to a garage.

This property is ideal for families seeking space, convenience, and the potential to create a forever home.

Location

Situated in the heart of Hatch End, this property is within walking distance to an array of restaurants, shops and other amenities found at Hatch End high street. Pinner Village is also nearby and offers a wider variety of shops, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is within walking distance at Hatch End station, with the Metropolitan line available at Pinner, both providing links into London. The area is well served by local primary and secondary schooling with Grimsdyke School within walking distance. There are also a number of children's play areas and recreational facilities close by.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: E

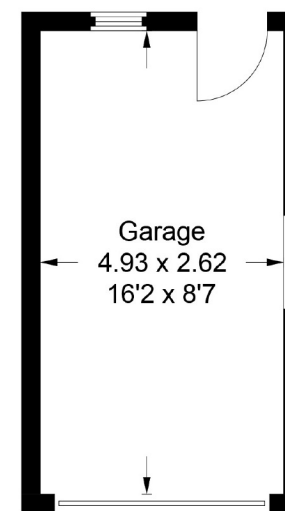
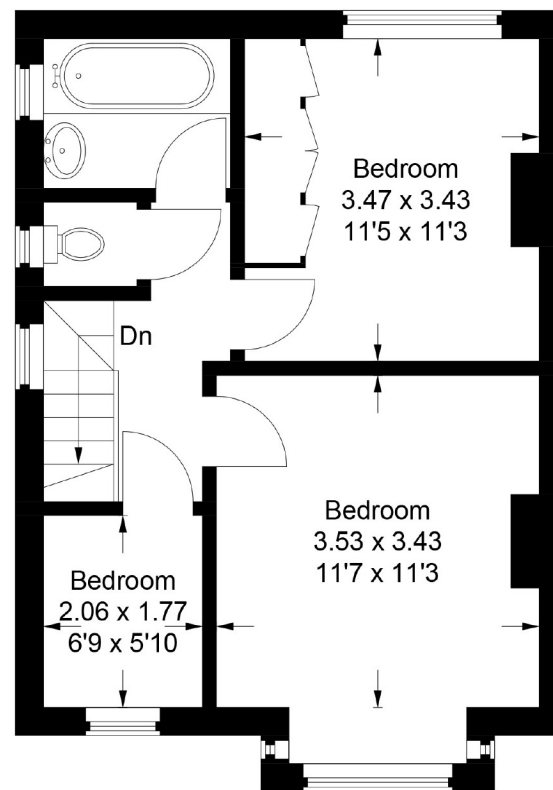
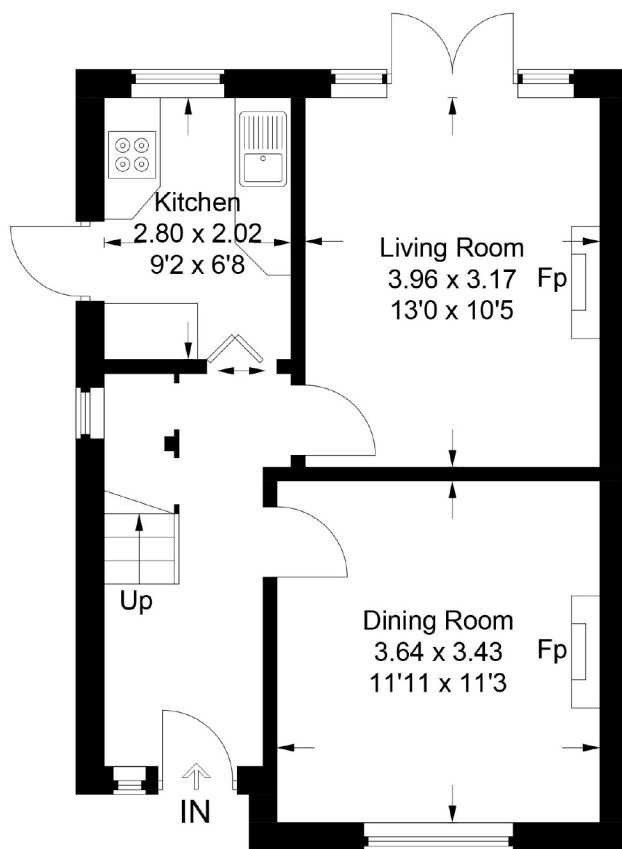
Energy Efficiency Rating: F

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



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Approximate Gross Internal Area
 Ground Floor = 40.4 sq m / 435 sq ft
 First Floor = 39.0 sq m / 420 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 92.3 sq m / 994 sq ft



(Not Shown In Actual
Location / Orientation)

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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