



## A SUBSTANTIAL 4 BEDROOM PROPERTY WITH A HEATED SWIMMING POOL

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Thornton Grove, Hatch End, Pinner HA5 4HG

**ROBSONS**



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**PLANNING IN PLACE • FOUR BEDROOMS •  
TWO BATH / SHOWER ROOMS • TWO / THREE  
RECEPTION ROOMS • KITCHEN & UTILITY •  
SWIMMING POOL • OFF-STREET PARKING**

#### Description

Occupying a substantial plot in a prime location, this impressive four-bedroom, two-bathroom detached property offers 2,926 sq.ft. of generous living space, with an imposing frontage, gated off-street parking and an outdoor swimming pool to the rear. With planning permission already in place, there is the potential to further enhance or extend the property should you wish.(STPP). Furthermore, the property offers a convenient lifestyle, being a short walk from local amenities, schools and transport links.

The ground floor comprises an entrance hall with a guest cloakroom, two adjoining reception rooms that overlook the rear garden, a well-equipped kitchen with ample storage, and a utility room. In addition, there is a large multi-use room that is currently an office / gym, but would work well as a third reception room. To the second floor there are two principal bedrooms that benefit from dressing areas, with one also boasting a modern en-suite. Two further double bedrooms and a family bathroom complete the first floor.







Set on a sizeable plot, there are imposing front and rear gardens, with the rear garden featuring a large, heated swimming pool and a pool house, complete with a jacuzzi, steam room, sauna, a shower, and WC. Off-street parking for multiple cars is available at the front of the property, via a gated driveway, along with a large lawn and a double length garage.

### Location

Thornton Grove is a prime part of Hatch End, just a short walk from Hatch End High Street, which offers a variety of shops, restaurants, coffee houses and popular supermarkets. Alternatively, Pinner High Street is just a short distance away. For commuters, Hatch End Station provides a regular service into London via the Overground, whilst nearby Pinner Station provides the Metropolitan Line. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including Grimsdyke Primary School, which is within walking distance.

### Additional Information

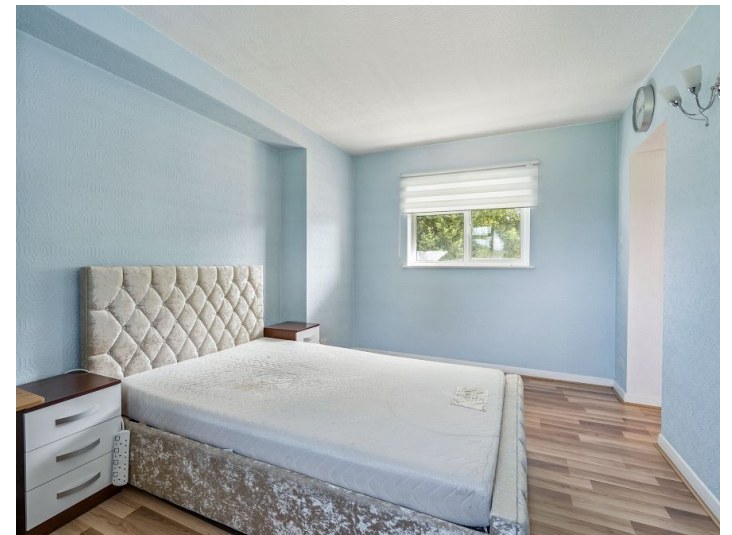
Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: TBC

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



Approximate Gross Internal Area  
 Ground Floor = 116.1 sq m / 1,250 sq ft  
 First Floor = 95.9 sq m / 1,032 sq ft  
 Outbuilding / Garage = 59.8 sq m / 644 sq ft  
 Total = 271.8 sq m / 2,926 sq ft

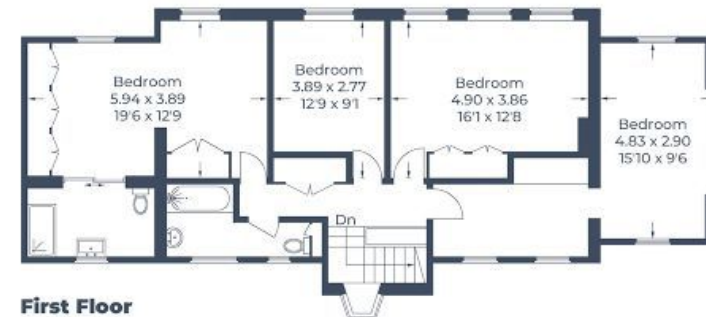
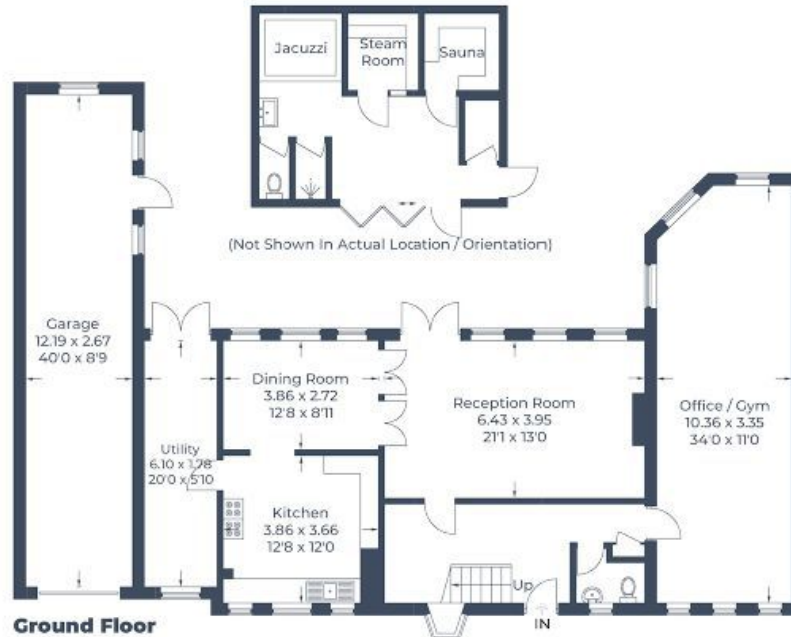


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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