



A GRAND FIVE BEDROOM CHARACTER PROPERTY IN EXCESS OF 3,300 SQ.FT

The Avenue, Hatch End, Pinner, HA5 4ER

ROBSONS

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**THREE RECEPTION ROOMS • FIVE BEDROOMS
• TWO BATHROOMS • LARGE KITCHEN /
DINING ROOM • UNDERFLOOR HEATING •
ATTRACTIVE GARDEN • OFF-STREET PARKING
& GARAGE • LARGE LOFT SPACE**

Description

A substantial five-bedroom character property offering over 3,300 sq.ft of well-proportioned accommodation, combining both elegance and charm alongside modern touches throughout. Boasting three generous reception rooms, as well as a large kitchen/diner, the property provides ample space for family living and entertaining.

The ground floor comprises an entrance porch leading through to a large entrance hall. There are three good-sized reception rooms, one of which has access to the garden, as well as a superb kitchen / dining room. The kitchen features modern, neutral units with integrated appliances and plenty of storage space, with the added benefit of a kitchen island/breakfast bar. There is a dining area with two sets of bi-folds opening out to the garden patio, as well as four skylights that flood the room with natural light. Completing the ground floor is a utility room and a guest cloakroom.





To the first floor there is an impressive master suite complete with a large dressing room and en-suite bathroom. There are four further double bedrooms, three of which have fitted wardrobes, and a family bathroom. Furthermore, there is a large loft space, ideal for storage or conversion with the relevant permissions.

A beautifully presented rear garden provides the ideal space for relaxing and entertaining, with a manicured lawn and a sizeable patio area. Established trees and hedges create a great sense of privacy to both the rear and the front garden, whilst the driveway provides off-street parking for several cars and access to the garage.

Location

The Avenue is one of Hatch End's most desirable roads, just a short walk from Hatch End High Street. For commuters, the Overground is available at Hatch End Station with regular links into London Euston, with nearby Pinner Station providing the Metropolitan Line.

The area is well served by primary and secondary schooling, including Grimsdyke Primary School and Hatch End High School, which are both within walking distance. There are plenty of local parks and recreational facilities within the area, as well as the ever-popular Grimsdyke Golf Course.

Additional Information

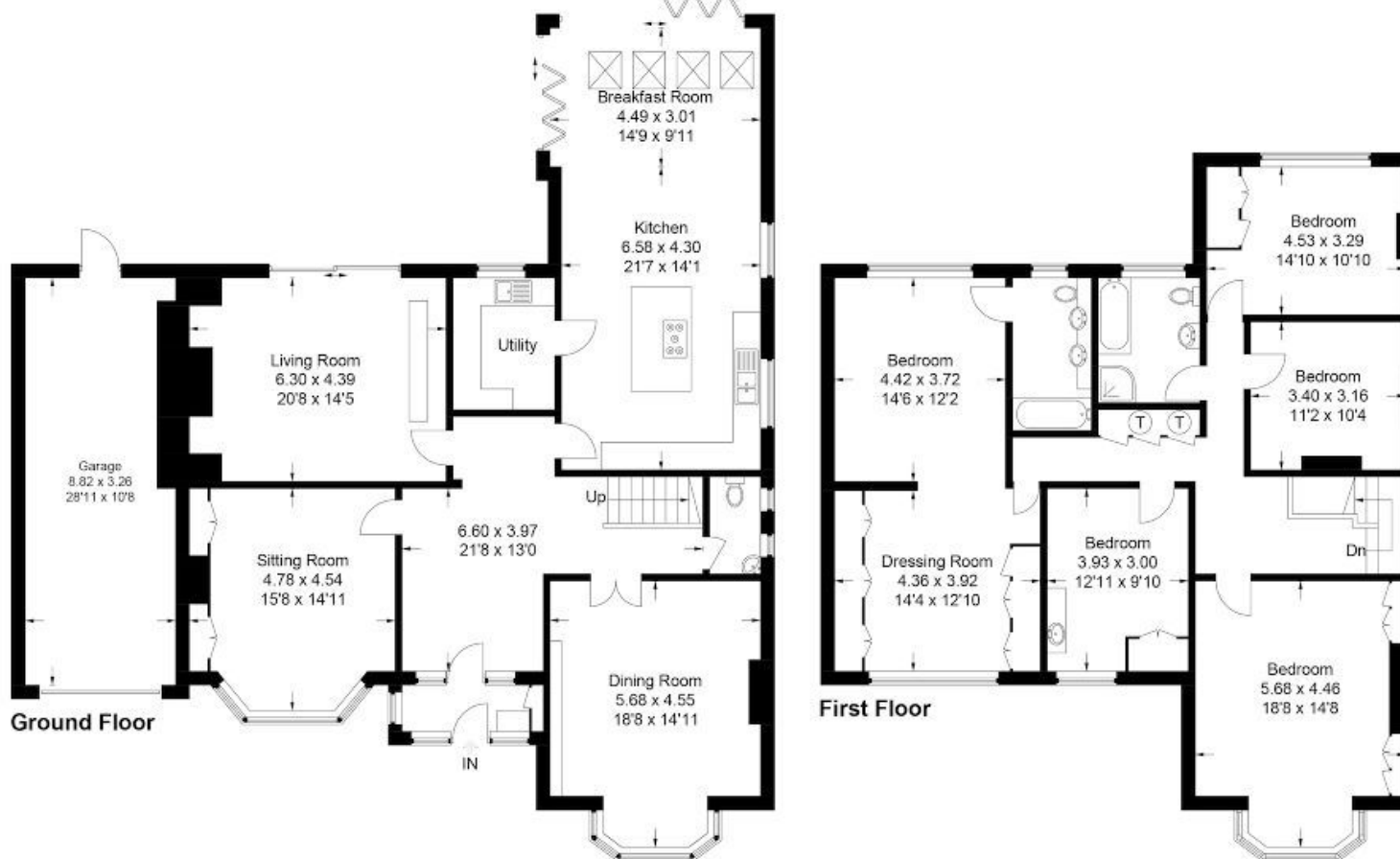
Tenure: Freehold Local Authority: London Borough of Harrow
Council Tax Band: H Energy Efficiency Rating: TBC

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



The Avenue

Approximate Gross Internal Area
 Ground Floor = 151.4 sq m / 1,630 sq ft
 First Floor = 129.9 sq m / 1,398 sq ft
 Garage = 28.7 sq m / 309 sq ft
 Total = 310.0 sq m / 3,337 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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