



A MODERN FIVE BEDROOM, THREE BATHROOM EXTENDED FAMILY HOME

Rowlands Avenue, Hatch End, Pinner, HA5 4DF

ROBSONS

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**EXTENDED • LARGE KITCHEN / DINER •
RECEPTION ROOM • CONSERVATORY • FIVE
BEDROOMS • THREE SHOWER ROOMS (TWO
EN-SUITES) • STUDY • REAR GARDEN •
OFF-STREET PARKING VIA OWN DRIVEWAY**

Description

A beautifully extended five-bedroom, three-bathroom family home offering 1,822 sq. ft across three floors, with an attractive rear garden, and off-street parking for multiple cars. Perfect for family living, the property is ideally placed for a choice of primary and secondary schooling, including Grimsdyke Primary, as well as local amenities and excellent transport links.

The ground floor comprises an entrance hallway with useful storage space, a front-aspect sitting room, a generous kitchen / diner with a well-equipped, modern kitchen, and a conservatory providing access to the garden. In addition, there is a double bedroom with an en-suite shower room.





Three large double bedrooms, along with a study and a family shower room, are located on the first floor, with the principal bedroom and a luxury en-suite on the second floor.

There is a well-maintained rear garden that is part lawn and part patio, with off-street parking for multiple cars at the front of the property.

Location

Rowlands Avenue is off Uxbridge Road, in a sought-after part of Hatch End, just a short walk to local amenities and transport links. For commuters, nearby Hatch End Station provides the Overground services into London Euston, with Pinner Station close by providing regular links into London via the Metropolitan Line. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including nearby Grimsdyke Primary and Hatch End High School, as well as local parks and recreational facilities. The ever-popular Grimsdyke Golf Club is also close by.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: D

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



Approximate Gross Internal Area
 Ground Floor = 80.9 sq m / 871 sq ft
 First Floor = 57.6 sq m / 620 sq ft
 Second Floor = 30.8 sq m / 331 sq ft
 Total = 169.3 sq m / 1,822 sq ft



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

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