



**A CHARACTER THREE BEDROOM CHAIN FREE PROPERTY WITH AN EXTENSIVE REAR GARDEN**

The Avenue, Hatch End, Pinner, HA5 4HA

**ROBSONS**



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**CHAIN FREE • 0.25 OF AN ACRE • ONLY TWO FAMILY OWNERS SINCE NEW (1925) • SCOPE TO EXTEND (STPP) • TWO RECEPTION ROOMS • KITCHEN • THREE DOUBLE BEDROOMS • MODERN BATHROOM • EXTENSIVE REAR GARDEN • OFF-STREET PARKING & GARAGE**

### Description

Offered to the market for the first time in 70years, with no onward chain, a substantial rear garden and ample scope to extend (STPP), is this charming three-bedroom, detached family residence on a 0.25 of an acre plot. Boasting generously sized interiors, original features, and plenty of natural light throughout, the property has great potential to be a modern-day family home with a touch of character.

The ground floor comprises an entrance lobby with a guest cloakroom, a hallway with stairs to the first floor, two reception rooms (one with access to the garden), and a kitchen. Three double bedrooms are located on the first floor, two with original fitted storage/wardrobes, and a modern shower room.







An extensive garden provides ample outdoor space for you to enjoy, with a variety of tall, established trees and hedges providing a sense of privacy and tranquillity. The carriage driveway allows for off-street parking for multiple cars, as well as 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 and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. 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 local 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: G

Energy Efficiency Rating: D

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 = 63.6 sq m / 684 sq ft  
 First Floor = 55.8 sq m / 601 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 132.1 sq m / 1,422 sq ft



**Ground Floor**



**First Floor**

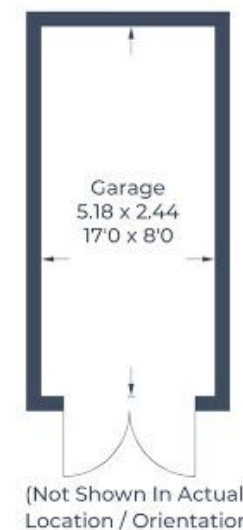


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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