



## AN ATTRACTIVE FOUR BEDROOM, THREE BATHROOM EXTENDED FAMILY HOME

The Lawns, Hatch End, Pinner HA5 4BL

**ROBSONS**



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**KITCHEN/DINING/LIVING ROOM •  
RECEPTION ROOM • FOUR BEDROOMS •  
THREE BATH/SHOWER ROOMS • GARDEN •  
OUTBUILDING • OFF-STREET PARKING**

### Description

An extended and well-presented four-bedroom, semi-detached home providing spacious accommodation across three floors, with the addition of an outbuilding fully equipped with power, lighting and a WC. Situated on a desirable residential road, within easy reach of Hatch End's amenities, transport links and schools, the property is perfect for family living.

The ground floor comprises an entrance hallway, a front aspect sitting room, and a large kitchen / dining / living area with b-folding doors opening out to the garden. The kitchen is a modern, German fitted kitchen with neutral units, integrated appliances, and ample storage space, with the added benefit of a separate utility room that in turn leads to a ground floor WC and shower. Further benefits include Sonos integrated ceiling speakers, remote-controlled skylights, underfloor heating, and access to a garage/store room, providing potential for conversion if needed.







Two large double bedrooms are located on the first floor, both with fitted wardrobes, along with a further bedroom and a family bathroom. The second floor hosts the principal bedroom boasting a Juliet balcony and an en-suite shower room.

The garden is well-maintained with a generous terrace, ideal for outdoor dining, with a manicured lawn and an outbuilding. Off-street parking is available at the front of the property via your own driveway.

### Location

Located off Rowlands Avenue, this property is situated on a peaceful crescent not far from Hatch End high street and a choice of amenities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is available at nearby Hatch End station, with the Metropolitan line accessible at Pinner tube station just a short distance away, both providing regular connections into London and beyond. The area is well served by primary and secondary schooling, children's play areas and recreational facilities.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

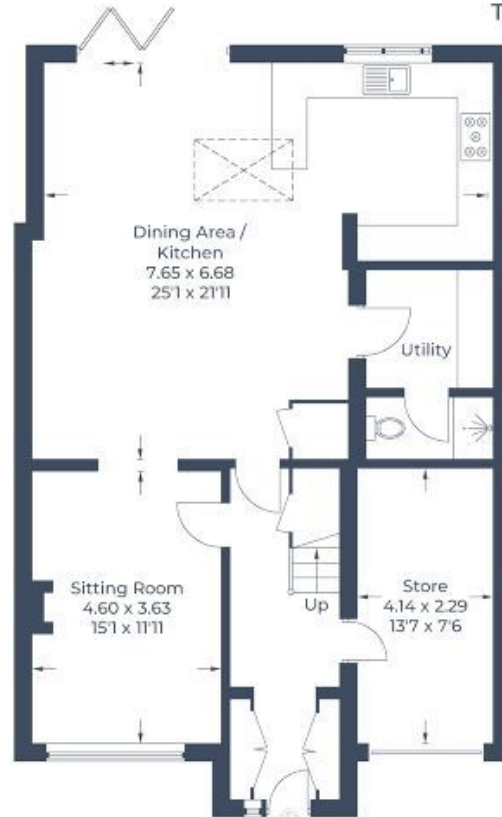
Energy Efficiency Rating: TBC

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

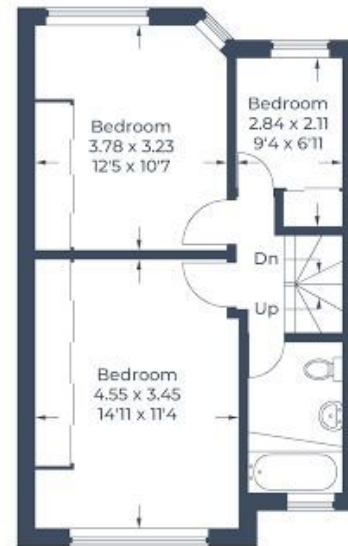




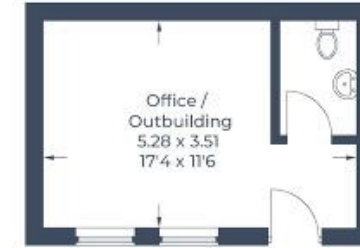
Approximate Gross Internal Area  
 Ground Floor = 91.4 sq m / 984 sq ft  
 First Floor = 41.9 sq m / 451 sq ft  
 Second = 28.6 sq m / 308 sq ft  
 Outbuilding = 18.7 sq m / 201 sq ft  
 Total = 180.6 sq m / 1,944 sq ft



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)



**Second Floor**

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