



**A THREE BEDROOM DETACHED FAMILY HOME IN A DESIRABLE LOCATION**

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Colburn Avenue, Hatch End, Pinner HA5 4PF

**ROBSONS**

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**DETACHED • TWO RECEPTION ROOMS • MODERN KITCHEN • THREE DOUBLE BEDROOMS • FAMILY BATHROOM & TWO SHOWER ROOMS • UTILITY ROOM • HOME OFFICE / GYM • REAR GARDEN • OFF-STREET PARKING & GARAGE • SCOPE TO EXTEND (STPP)**

### Description

Positioned in a desirable location close to Hatch End's amenities and transport facilities, this three bedroom detached property offers comfortable living as well as convenience, with the added benefit of being just moments from the highly sought after Grimsdyke Primary School.

The property comprises an entrance hall leading to a generous reception room with an open-plan kitchen. The kitchen features bespoke units with ample storage and integrated appliances, and is also accessible via the hallway. Adjoining doors from the reception room lead to a large dining room that is flooded with natural light, which in turn provides access to a utility room and a ground floor shower room & WC. Completing the ground floor is a home office or gym, accessible via the garden.





Three double bedrooms are located on the first floor, two of which have fitted wardrobes, along with an en-suite shower room and a three piece family bathroom. The property boasts a good-sized rear garden that backs local playing fields, with a driveway at the front of the property providing off-street parking, along with a garage.

### Location

Colburn Avenue is just moments from Hatch End High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Pinner High Street is also close by, offering an alternative choice of amenities. For commuters, local bus links are accessible on Uxbridge Road, with Hatch End Station providing a regular service to London Euston via the Overground. The Metropolitan Line is available at Pinner Station, just a short distance away.

The area is well served by local primary and secondary schooling, with the highly regarded Grimsdyke Primary School within walking distance. There are plenty of local parks, children's playgrounds and recreational facilities within the area.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

Energy Efficiency Rating: E

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 = 101.6 sq m / 1093.7 sq ft  
First Floor = 59.2 sq m / 636.6 sq ft  
Total = 160.8 sq m / 1,730.4 sq ft



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

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SCAN TO VISIT



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