



STUNNING FOUR BEDROOM, TWO BATHROOM EXTENDED FAMILY HOME

Colburn Avenue, Pinner, Middlesex, HA5 4PQ



STUNNING FOUR BEDROOM, TWO BATHROOM SEMI-DETACHED FAMILY HOME

Colburn Avenue, Pinner, Middlesex, HA5 4PQ

KITCHEN/BREAKFAST/FAMILY ROOM • LOUNGE • DINING ROOM • STUDY • UTILITY ROOM • GUEST CLOAKROOM • PRINCIPAL BEDROOM WITH EN-SUITE • THREE FURTHER BEDROOMS • FAMILY BATHROOM • UNDERFLOOR HEATING • OFF STREET PARKING • GARDEN ROOM • REAR GARDEN • OVER 2,000 SQFT

Description

This striking family home has been lovingly extended to create an impressive four bedroom, two bathroom family home in excess of 2,000 sqft.

The accommodation comprises a welcoming entrance hall leading to the lounge, which is open plan with the dining room. The exceptional kitchen/breakfast/family room has a modern kitchen with integrated appliances, together with a generously sized central island with a breakfast bar. This room has bi-fold doors across the back, creating a fabulous entertainment space. The ground floor is complemented by a study, utility room and guest cloakroom.





To the first floor is the principal bedroom which has a good range of fitted wardrobes and an en-suite shower room. There are three further bedrooms and a modern family bathroom, which has a bath as well as a shower cubicle.

The property is approached via a block paved driveway providing parking for multiple vehicles. Side access leads to the well maintained rear garden which is mainly laid to lawn with flower borders and a generous patio area. This property has the added benefit of a garden room with a covered area, making this an ideal space for a gym/home office.

Location

Colburn Avenue is a sought after road being within the school catchment area for Grimsdyke School and within walking distance to Hatch End Broadway with its wide range of shops, restaurants and coffee bars, as well as Hatch End Overground Station.

Additional Information

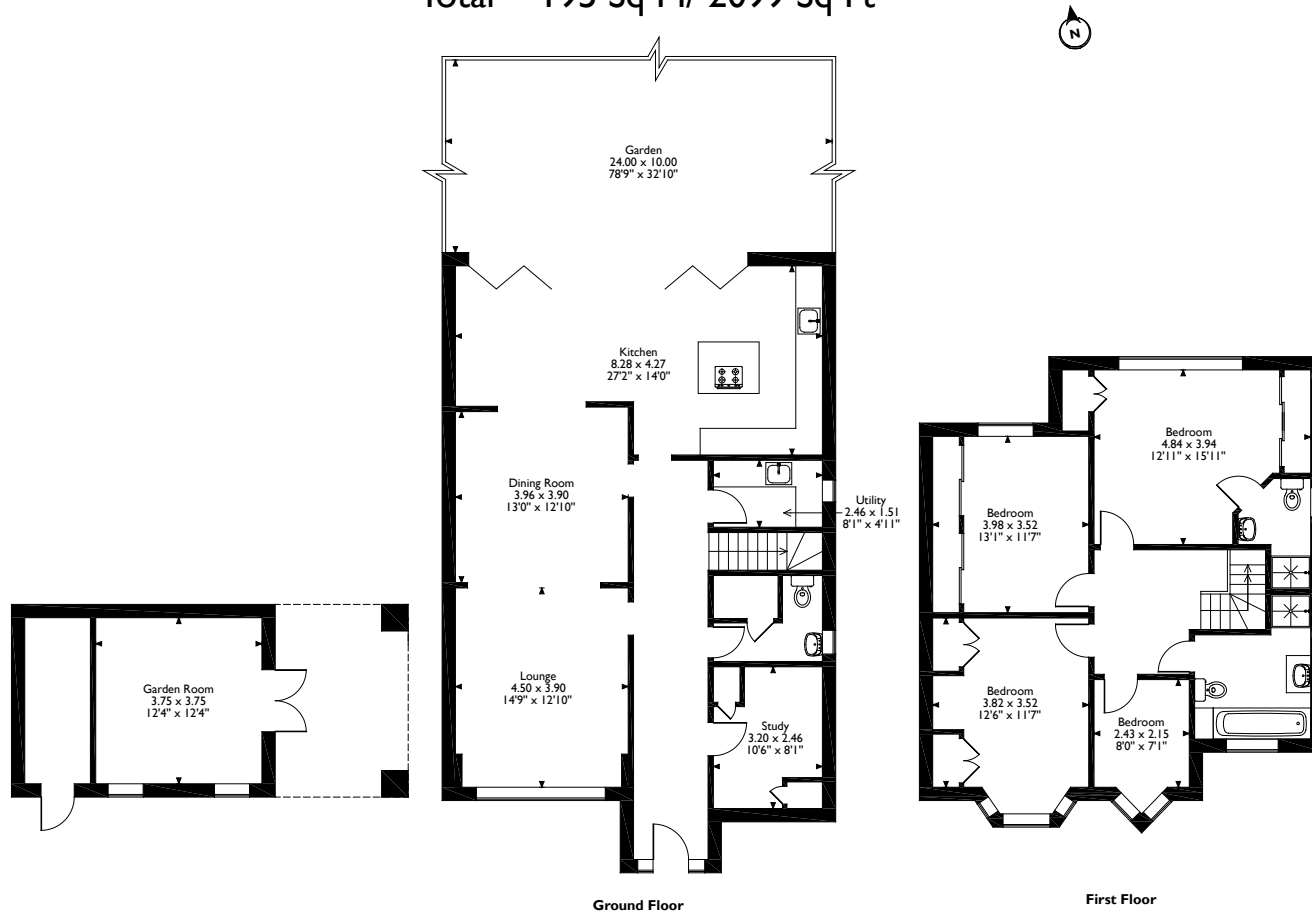
Tenure: Freehold

Local Authority: London Borough of Harrow

Energy Efficiency Rating: Band C



Colburn Avenue, Pinner
 Approximate Gross Internal Area
 Main House = 175 Sq M/1884 Sq Ft
 Outbuilding = 20 Sq M/215 Sq Ft
 Total = 195 Sq M/ 2099 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



1 High Street, Pinner, Middlesex, HA5 5PJ
 Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com



Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.