



A FIVE BEDROOM, TWO BATHROOM DETACHED HOME IN A PRIME LOCATION

Royston Grove, Hatch End, Pinner, HA5 4HF

ROBSONS

**ENTRANCE HALLWAY • GUEST CLOAKROOM
• TWO RECEPTION ROOMS • TV ROOM/
STUDY • KITCHEN/DINER • UTILITY ROOM •
PRINCIPAL BEDROOM WITH EN-SUITE • FOUR
DOUBLE BEDROOMS • FAMILY BATHROOM •
PRIVATE REAR GARDEN • OFF-STREET PARKING
• DOUBLE GARAGE • POTENTIAL TO EXTEND
(STPP)**

Description

Situated in a prime location within walking distance of Hatch End's amenities, highly regarded schools, and great transport links, is this charming five bedroom, two bathroom, detached residence, perfect for families. This property has potential to extend (STPP).

The ground floor comprises a spacious entrance hallway allowing access to all the main living areas. There are two rear aspect reception rooms overlooking the garden, one currently a lounge with sliding doors opening out on to the patio area, and the other being a dining room. In addition, there is a TV room which would be ideal as a study if required. Completing the ground floor is a kitchen/diner offering a variety of fitted units with integrated appliances, space for a dining table & chairs, and access to an adjoining utility room.





To the first floor there is a principal bedroom benefiting from fitted wardrobes and a modern, four-piece en-suite, four further double bedrooms (two with fitted wardrobes), and a family bathroom with both a bath tub and walk-in shower.

Externally this property boasts a good-sized rear garden that backs the local cricket club, providing a sense of privacy and tranquillity. To the front there is a driveway allowing off-street parking for multiple cars and a double garage.

Location

Situated on a premier road just moments from Hatch End high street and a variety of boutique shops, restaurants, coffee houses, popular supermarkets, and Grimsdyke Golf Club. For commuters there are excellent transport links nearby including numerous local bus links, the Overground at Hatch End rail station, and the Metropolitan Line at nearby Pinner tube station. The area is well served for primary and secondary schooling (catchment for Watford Grammar), children's parks/playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

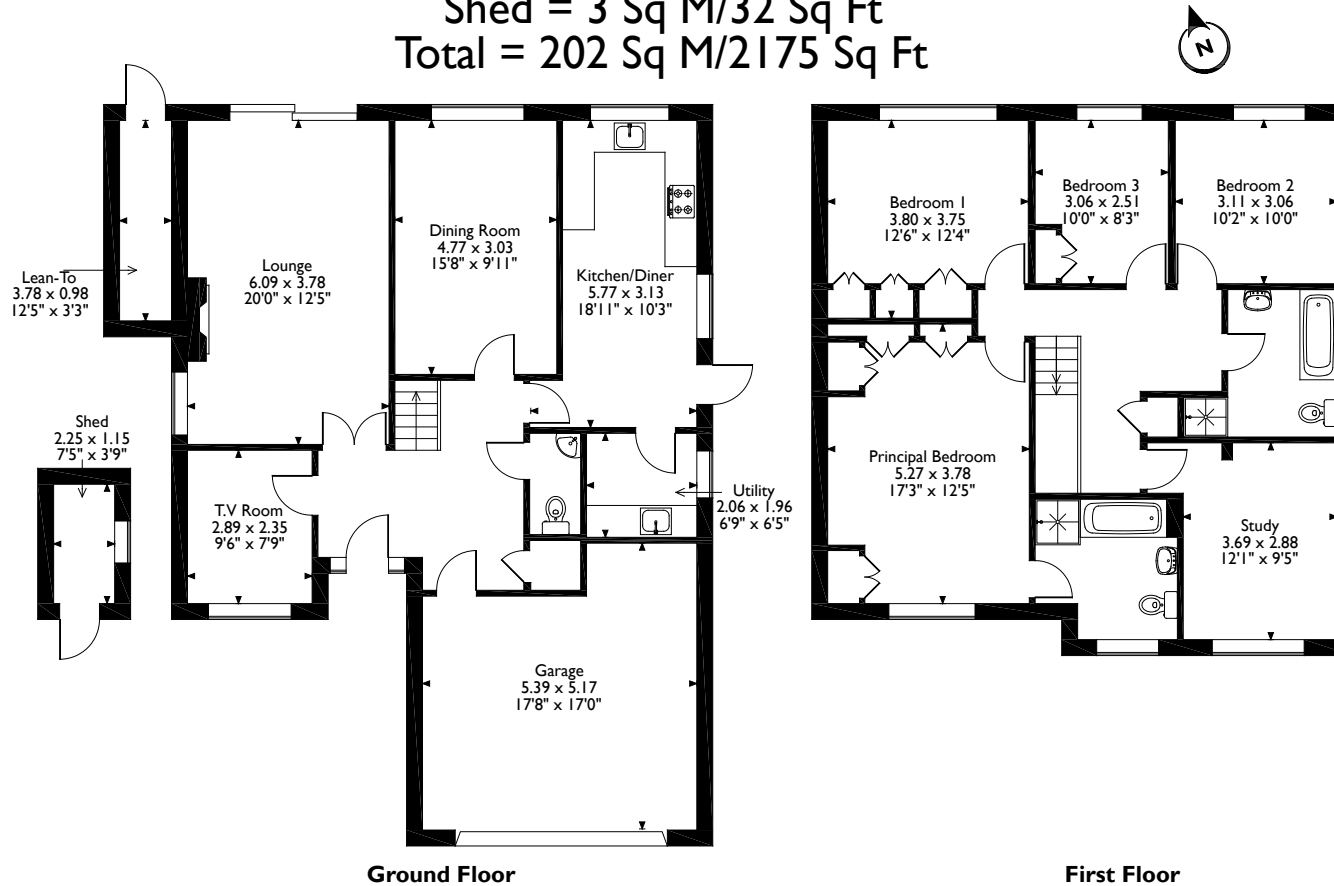
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band C



Wychwood, Royston Grove, Pinner
 Approximate Gross Internal Area
 Main House = 199 Sq M/2143 Sq Ft
 Shed = 3 Sq M/32 Sq Ft
 Total = 202 Sq M/2175 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.



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