



A THREE BEDROOM ARTEGAN HOME IN A SOUGHT-AFTER LOCATION

Hallam Gardens, Hatch End, Pinner, HA5 4PR

ROBSONS

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**SITTING ROOM • DINING ROOM / STUDY
• KITCHEN • THREE BEDROOMS • FAMILY
BATHROOM • SEPARATE WC • ATTRACTIVE
REAR GARDEN • OFF-STREET PARKING •
GARAGE •**

Description

A character three bedroom Artegan home situated a short walk from Hatch End's amenities as well as highly rated local schools and the Overground station.

The ground floor comprises a generous sitting room, a well-equipped kitchen offering both base and eye level units (would benefit from some modernisation), and a front aspect dining room / study. To the first floor there is a galleried landing with a large window that fills the floor with natural light, three double bedrooms with one benefiting from fitted wardrobes, and a family bathroom with a separate WC.

Externally there is an attractive rear garden that is laid to lawn with established shrubs and hedges providing a level of privacy. There is a small patio area, perfect for alfresco dining in the summer months, and a large shed to the rear.





Location

Hallam Gardens is a peaceful, tree-lined road located just a short walk from Hatch End high street which boasts a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Alternatively Pinner Village is close by and offers an alternative choice of shops and restaurants. For commuters, there are excellent transport links in the area with the Overground at Hatch End station and the Metropolitan Line at nearby Pinner station. Both of these lines provide a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/ playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

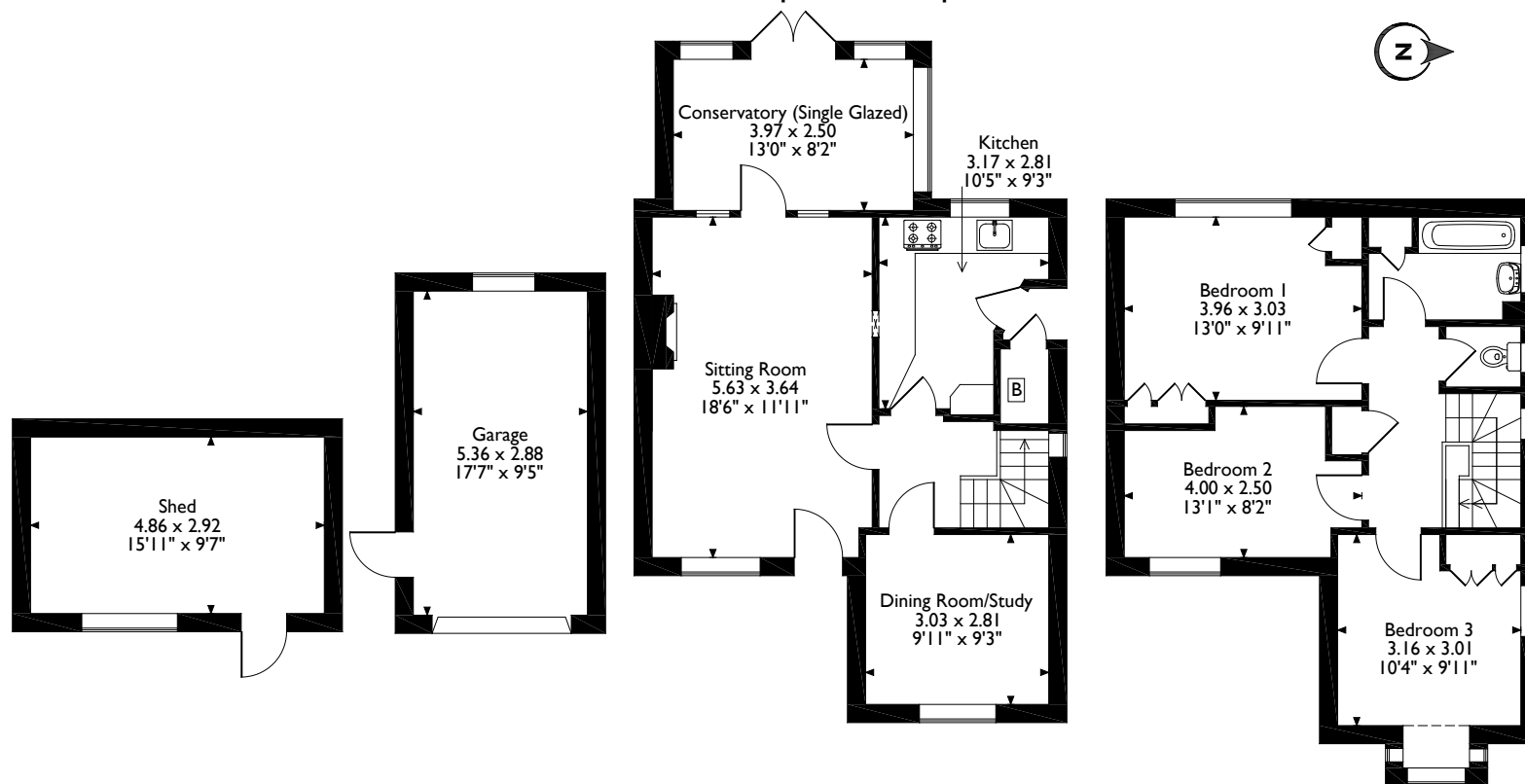
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band E



Hallam Gardens, Pinner
 Approximate Gross Internal Area
 Main House = 100 Sq M/1076 Sq Ft
 Garage = 15 Sq M/ 161 Sq Ft
 Outbuilding = 14 Sq M/ 151 Sq Ft
 Total = 129 Sq M/1388 Sq Ft



Outbuilding

Ground Floor

First Floor

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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