



BRAND NEW FAMILY HOME IN SOUGHT AFTER PRIVATE CLOSE

6 Wellington Avenue, Hatch End, Pinner, Middlesex, HA5 4NG

ROBSONS

LAND & NEW HOMES



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• **LIVING ROOM • GUEST CLOAKROOM • KITCHEN/DINING ROOM WITH COMPREHENSIVE RANGE OF HIGH GRADE FITTED KITCHEN UNITS BY LEICHT, FEATURES INCLUDE FULL RANGE OF SIEMENS & BOSCH APPLIANCES INCLUDING A WINE COOLER, • HIGH QUALITY QUARTZ WORK SURFACE INCLUDING THE CENTRAL ISLAND, SOFT CLOSING CABINETRY & DRAWER UNITS • PRINCIPLE SUITE WITH ENSUITE BATHROOM**
• **2 FURTHER BEDROOMS & FAMILY BATHROOM TO 1ST FLOOR • FURTHER BEDROOM, STUDY & SHOWER ROOM TO 2ND FLOOR • GAS UNDERFLOOR CENTRAL HEATING WITH PRESSURISED HOT WATER CYLINDER • BENCHMARK INTERNAL DOORS WITH BRUSHED CHROME IRON • CAT 6 CABLING • WIRED FOR CCTV • PROFESSIONALLY DESIGNED FRONT & REAR GARDENS WITH AN ABUNDANCE OF PLANTING • EXTENSIVE PAVED PATIO AREA TO REAR GARDEN • PARKING FOR 2 CARS**

This exclusive development has been created by Sterling Rose Homes, located in a highly desirable private road within the leafy suburb of Hatch End.

This brand new family home provides the definitive answer to modern living with the architecture in keeping with the local character, while the interiors reveal sleek, contemporary comfort, beautifully designed, practical and flexible living space. Ideally proportioned for modern family life and intelligently appointed to ensure that everything you need is close at hand. The stunning kitchen/breakfast room is perfect for entertaining and is sure to become the heart of the home with Bi-fold doors lead out to the main garden and provides a peaceful haven where you can enjoy al fresco dining. With high specification appliances in the kitchen, set off beautifully by stylish quartz units and worktops. The bathrooms and en-suites feature chic sanitary ware and with Grohe brassware, for a clean, elegant look.

This new home suited for today's growing family looking for a leafy sanctuary yet still close to urban life. Hatch End's village atmosphere and surrounding green space offers the quiet life right on the edge of the City. From its picturesque tree-lined streets and abundance of parks, to its variety of restaurants and a night's entertainment at the famous Harrow Arts Centre, Hatch End has it all. A 5 minute stroll brings you to Uxbridge Road, where you would be forgiven for thinking that you were anywhere but London. Green leaves overhang wide pavements along which you can pick up a fresh loaf from the local bakers and enjoy a succulent salt beef bagel, all on the way back from exploring the high streets plethora of stores. If you like a little more choice, but without the London crowds, then Watford town centre is just 10 minutes' drive away, offering a huge variety of high-street stores, restaurants and bars, a nine-screen cinema, restaurant and leisure complex.

TeFurthermore, if you're looking for some fresh air, Hartsbourne, Pinner Hill and Grimsdyke Golf Clubs are all within easy reach, and you can be in the spectacular Chiltern Hills in 45 minutes. Away from the busy high street, local amenities are a plenty with a dentist, medical centre and Morrisons all within a mile walk. Hatch End over ground station is within walking distance and the train service to

London Euston is just under 25 minutes. Road connections are also excellent, with the M40, M25 and M1 motorways all within easy reach and offering a gateway to the national and international travel network

The information in this brochure is indicative and is intended to act as a guide to the finished product. Accordingly, due to our policy of continuous improvement, the finished product may vary from the information provided. These particulars should not be relied upon as accurately describing any of the specific matters. The information in this brochure does not constitute a contract, or warranty. The external areas are not included in total area shown. The room dimensions are to be carefully considered prior to purchase. We would recommend that they are checked on site (if applicable) at an appropriate time prior to exchange of contracts. Dimensions are taken from the widest points of each room are for guidance only and are not intended to be used for carpet sizes, appliance space or items of furniture. Therefore, the sizes may vary, the layouts are approximate and are subject to change, so it is advised that interested parties make their own enquiries via their advisors or legal representatives. All computer generated images and lifestyle photography are indicative only and subject to change. Kitchen layouts are indicative only and are subject to change. Please note, to increase the legibility these plans have been scaled to fit the page. As a result, a plan for one unit may not be the same scale as those on other pages. Not all domestic appliances have an EU energy label. Japanese Knotweed was identified in the neighbouring garden 2022 & we understand that it has been eradicated & is being monitored. The fitted wardrobes can be installed, but at additional cost.

Guide Price: on application

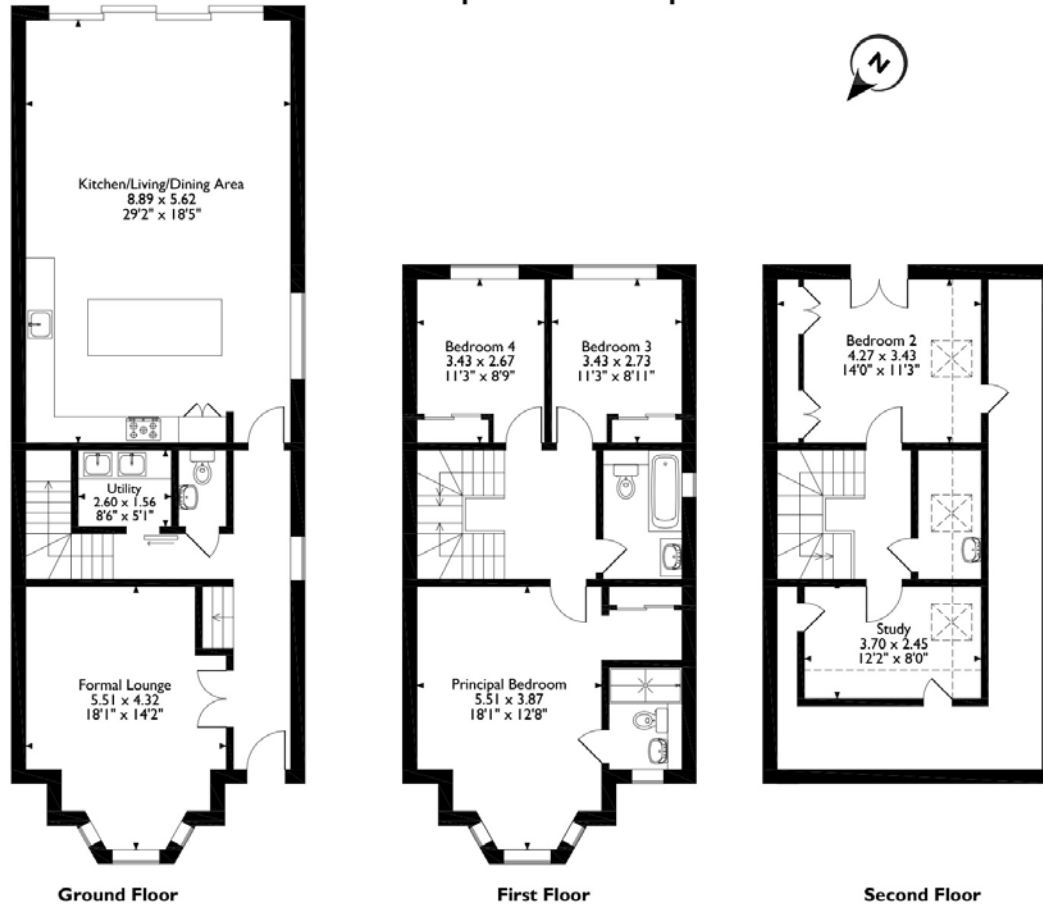
Tenure: Freehold

Energy Efficiency Rating: B

Local Authority: London Borough of Harrow
10 YEAR ICW WARRANTY



6, Wellington Avenue, Pinner
 Approximate Gross Internal Area
 187 Sq M/2018 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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