



A SUBSTANTIAL SIX BEDROOM FAMILY RESIDENCE IN EXCESS OF 3,400 SQ.FT

Royston Park Road, Hatch End, Pinner, HA5 4AA

ROBSONS

**CHARACTER PROPERTY • ENTRANCE HALL
• THREE RECEPTION ROOMS • KITCHEN
WITH ADJOINING BREAKFAST ROOM •
UTILITY ROOM • GUEST CLOAKROOM • SIX
DOUBLE BEDROOMS, ONE EN-SUITE • FAMILY
BATHROOM • SEPARATE WC • ALARM SYSTEM
WITH INTERNAL PANIC BUTTON • ATTRACTIVE
GARDEN • OFF-STREET PARKING FOR MULTIPLE
CARS • GARAGE**

Description

Set on one of Hatch End's most prestigious roads just a short walk from local amenities, is this substantial six-bedroom, Edwardian residence in excess of 3,400 sq. ft. This remarkable home offers an abundance of character and charm with original distinctive features, off-street parking for several cars and the potential to extend (STPP).

Upon entering the property you are greeted by a grand entrance hall with wooden flooring, exposed oak beams and an open fire. There are two front-aspect reception rooms with an open fire, a large light-filled drawing room with a feature fireplace and French doors opening out to the garden, and a generous breakfast room that leads through to the kitchen. The kitchen offers a range of both base and eye-level units with integrated appliances and side access to the garden. Completing the ground floor is a useful utility room and a guest cloakroom.





To the first floor there is an original stained-glass window along the stairway, with a spacious landing leading to six well-appointed double bedrooms. The master bedroom has the benefit of an en-suite shower room & WC, whilst the remaining five bedrooms feature a wash basin. A family bathroom with a separate WC and an airing cupboard complete the first floor. Externally, this delightful home has a well-maintained rear garden that is part lawn and part patio with manicured shrubs & hedges. There is access to the garage, ideal for storage of garden items, and a small summer house. To the front of the property there is an imposing frontage with a generous garden and a driveway allowing off-street parking for multiple cars. There is also access to the garage, which is set back from the property.

Location

Royston Park Road is a short walk from Hatch End high street with Pinner and North Harrow high streets nearby, all of which offer a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is available at Hatch End station, with the Metropolitan Line available at both North Harrow and Pinner stations. The area is well served by local schooling, parks and open spaces, with Grimsdyke Golf Course a just moments away.

Additional Information

Tenure: Freehold

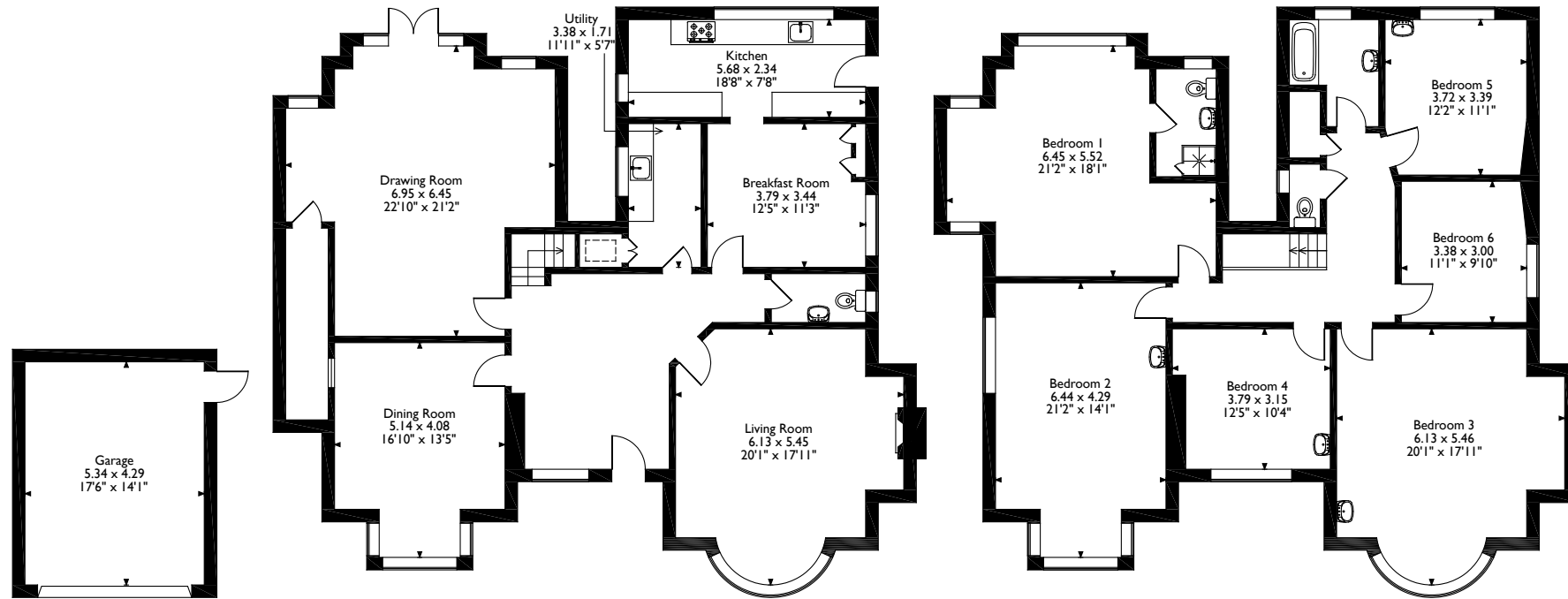
Local Authority: London Borough of Harrow

Council Tax: Band H

Energy Efficiency Rating: Band D



Royston Park Road, Pinner
 Approximate Gross Internal Area
 Main House = 295 Sq M/3176 Sq Ft
 Garage = 23 Sq M/248 Sq Ft
 Total = 318 Sq M/3424 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: 0208 866 8083 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.