



**A CHAIN FREE, THREE BEDROOM FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

Uxbridge Road, Hatch End, Pinner HA5 4DS

**ROBSONS**



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**NO ONWARD CHAIN • ENTRANCE HALLWAY  
• THREE RECEPTION ROOMS • MODERN  
KITCHEN • GUEST WC • THREE DOUBLE  
BEDROOMS • FAMILY BATHROOM, SEPARATE  
WC • REAR GARDEN • OFF-STREET PARKING &  
GARAGE • SCOPE TO EXTEND (STPP)**

### Description

A fantastic three-bedroom, semi-detached family home with ample scope to extend (STPP), situated within walking distance of Hatch End High Street, with excellent schools and transport links close by, available to the market with no onward chain.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor, a light-filled, through lounge/dining room with patio doors opening out to the garden, a modern kitchen with an adjoining third reception room, and a guest WC. To the first floor there are two large double bedrooms benefiting from fitted wardrobes, a further double bedroom with a fitted wardrobe, and a family bathroom with a separate WC.





Externally, the property boasts a good-sized rear garden with tall, established shrubs/trees that provide the garden with a level of privacy. To the front there is a sizeable driveway allowing off-street parking for multiple cars and a larger than average garage.

### **Location**

Situated a short walk from Hatch End high street and an array of shops, restaurants, coffee houses and popular supermarkets, with Pinner and North Harrow high streets also close by. For commuters, Hatch End Overground Station provides a service to London Euston, with nearby Pinner and North Harrow stations providing a more frequent service into London via the Metropolitan Line. Local bus routes are also easily accessible.

The area is well served by local primary and secondary schooling, with both Grimsdyke School and Hatch End High School close by, as well as local parks and open spaces.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: F

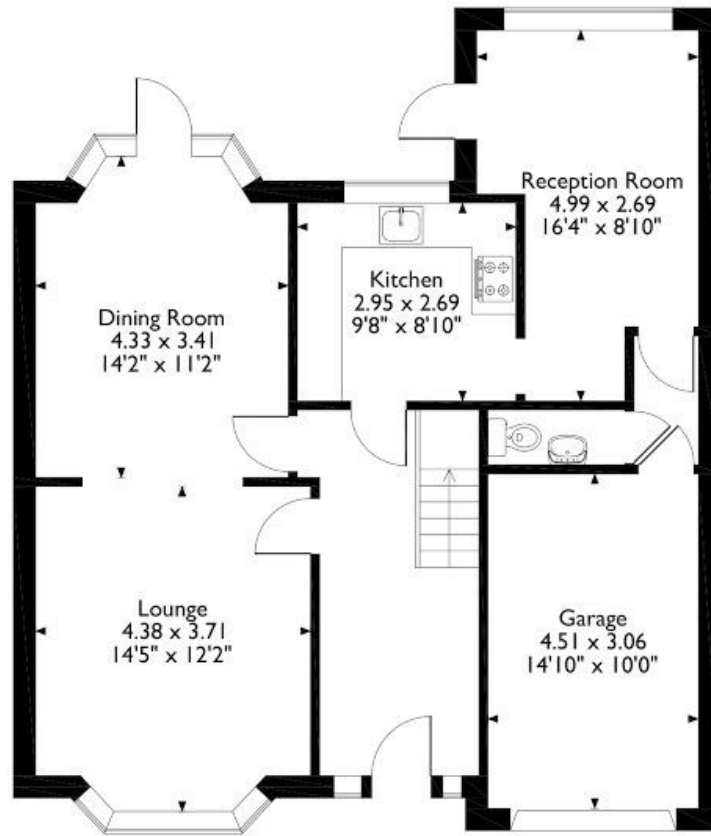
Energy Efficiency Rating: E

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.

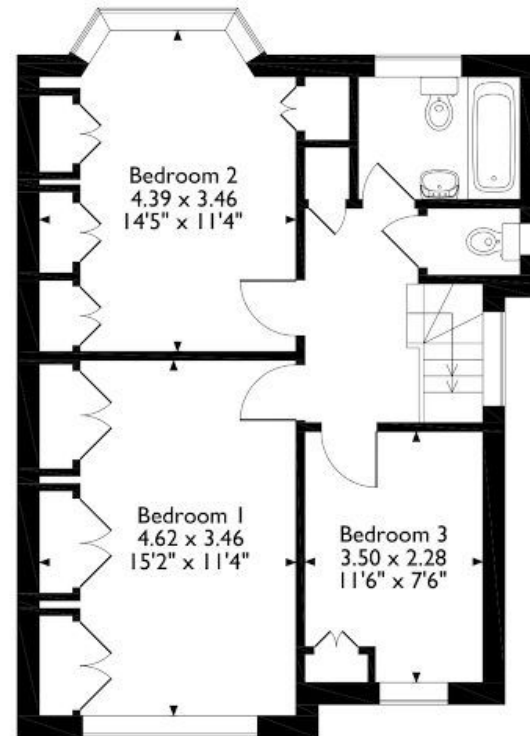




Uxbridge Road, Pinner  
Approximate Gross Internal Area  
129 Sq M/1389 Sq Ft



**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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