

A MODERN 5 BEDROOM, 3 BATHROOM EXTENDED FAMILY HOME



Marsworth Avenue, Pinner, HA5 4UB

• ENTRANCE HALLWAY • GUEST WC • TWO RECEPTION ROOMS • KITCHEN/BREAKFAST/ FAMILY ROOM • FIVE DOUBLE BEDROOMS • THREE BATH/SHOWER ROOMS • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING FOR TWO CARS • INTEGRAL GARAGE

## Description

An extended five bedroom, three-bathroom modern family home providing over 2,000 sq. ft of well-appointed interiors with an attractive rear garden and off-street parking. The property is positioned on a popular road within easy reach of Hatch End and Pinner's amenities, with a number of local schools close by.

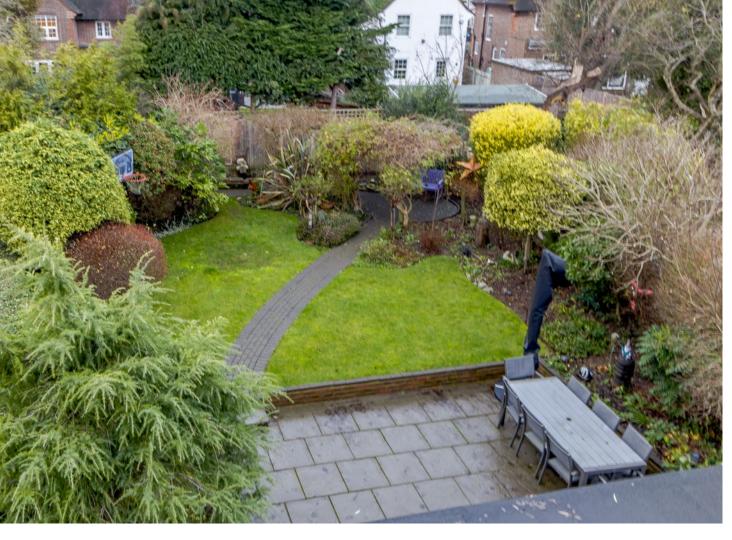
The ground floor comprises an entrance hallway with a guest WC and stairs to the first floor. Off the hallway is a front aspect living room with a bay window, a separate dining room, and a contemporary kitchen/breakfast/family room. The kitchen is well-equipped with neutral modern units, integrated appliances, and space for a dining table & chairs as well as a family/lounge area. The main dining room effortlessly flows on from the lounge area, providing a great social space for growing families and entertaining. The ground floor further benefits from access to an integral garage, ideal for additional storage space.











To the first floor there is a master bedroom compete with fitted wardrobes and a luxury en-suite, two further double bedrooms (one with fitted wardrobes), and a family bathroom with a separate WC. The second floor hosts two additional double bedrooms, both with direct access to a 'Jack & Jill' shower room.

Externally, this great property boasts a well-presented rear garden that is laid to lawn with two patio areas, one of which has a Pergola. To the front there is a driveway allowing off-street parking for two cars and a garage.

## Location

Situated close to both Hatch End high street and Pinner Village which both offer a vast selection of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is available at Hatch End station which provides a regular service to London Euston, with the Metropolitan Line at Pinner Station just a short distance away.

The area is well served by primary and secondary schooling, children's parks/playgrounds and recreational facilities

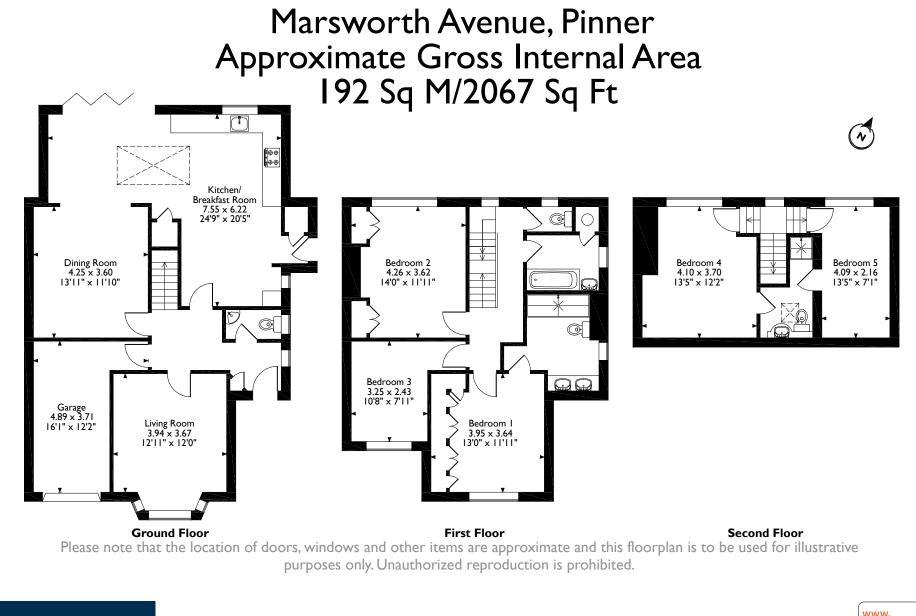
## **Additional Information**

Tenure: Freehold Local Authority: London Borough of Harrow Council Tax: Band G Energy Efficiency Rating: Band E











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