



## A CHARMING 3 BEDROOM FAMILY HOME IN A DESIRABLE LOCATION

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Hazelcroft, Hatch End, Pinner, HA5 4BZ

**ROBSONS**



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**ENTRANCE HALLWAY • GUEST CLOAKROOM • TWO RECEPTION ROOMS • KITCHEN/BREAKFAST ROOM • THREE DOUBLE BEDROOMS • FAMILY BATHROOM • LARGE REAR GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP)**

## Description

A well-maintained, lovely three-bedroom detached family home, enjoying a secluded spot in a peaceful and sought-after cul-de-sac, within easy reach of local amenities, highly regarded schools, and excellent transport facilities including Hatch End Overground station.

The ground floor comprises a bright, spacious entrance hallway with a guest cloakroom, two adjoining reception rooms; a dining room with a bay window and a lounge with views of the garden, both with an exposed brick fireplace, and a well-equipped kitchen/breakfast room. The kitchen offers a range of units providing plenty of storage space, an integrated hob & oven, and access to the garden.







Upstairs are two large double bedrooms benefiting from fitted wardrobes, a further bedroom also with fitted wardrobes, and a four-piece family bathroom.

Further features include parking for several cars via own drive, a garage and superb gardens with a pond and entertaining patio area. The property offers ample scope to extend (STPP).

### **Location**

Hazelcroft is located off Cedar Drive within walking distance of Hatch End high street and a selection of shopping facilities, coffee houses and restaurants. For commuters, there are excellent transport facilities within the area, including the Overground at Hatch End station and the Metropolitan Line at nearby Pinner station. There are also a number of local bus routes providing links to the neighbouring areas.

The area is well served by primary and secondary schooling, as well as recreational facilities and sports clubs.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

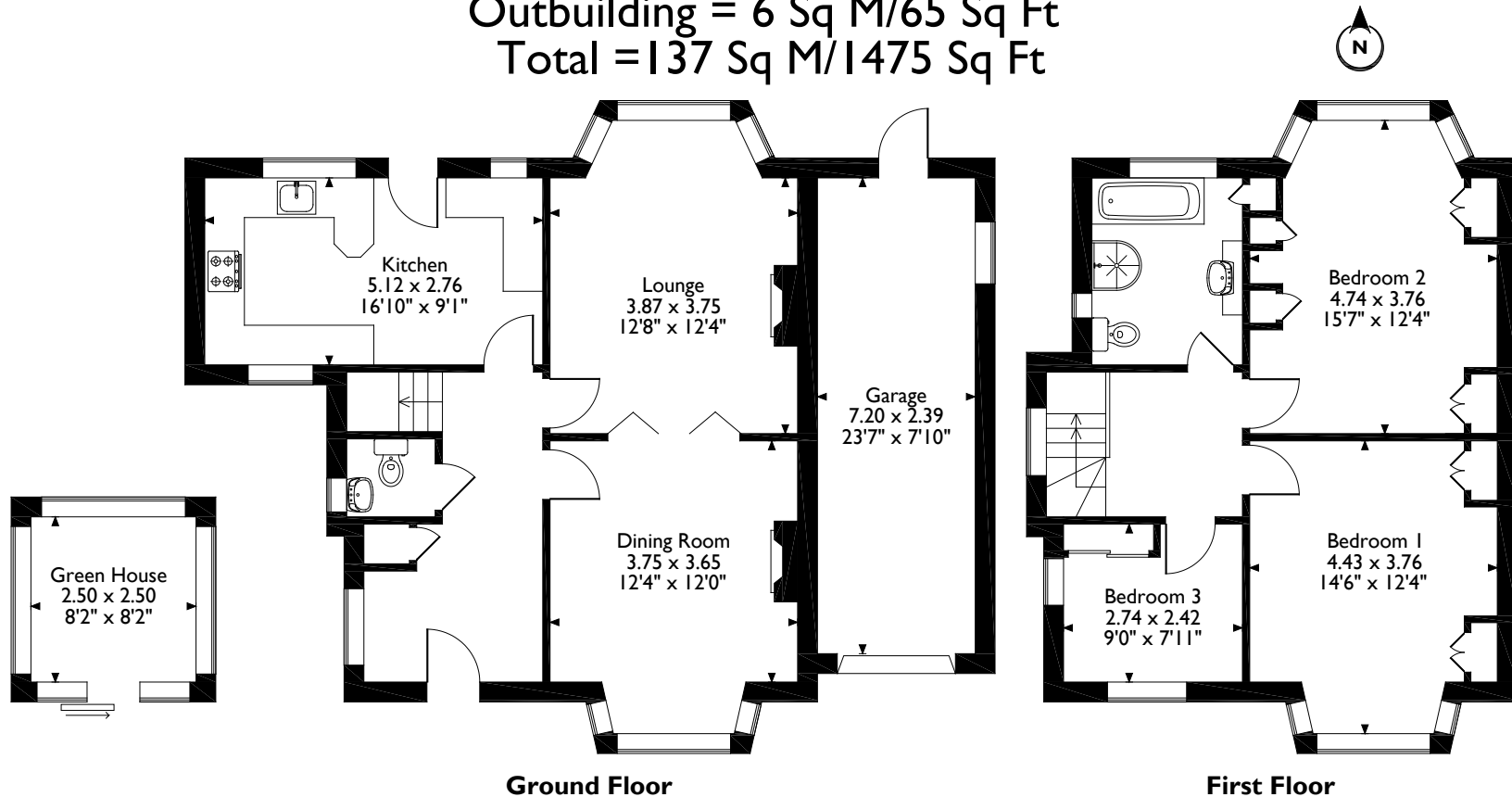
Council Tax: Band G

Energy Efficiency Rating: Band D





Hazelcroft, Pinner  
 Approximate Gross Internal Area  
 Main House = 114 Sq M/1227 Sq Ft  
 Garage = 17 Sq M/183 Sq Ft  
 Outbuilding = 6 Sq M/65 Sq Ft  
 Total = 137 Sq M/1475 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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