



**A FIVE BEDROOM FAMILY HOME IN EXCESS OF 2,400 SQ.FT IN A PRIME LOCATION**

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The Avenue, Hatch End, Pinner, HA5 4EL

**ROBSONS**

**DETACHED • 2,422 SQ.FT • THREE RECEPTION ROOMS • KITCHEN & BREAKFAST ROOM • UTILITY ROOM • GROUND FLOOR SHOWER ROOM & WC • FIVE BEDROOMS (ONE EN-SUITE) • FAMILY BATHROOM • LARGE REAR GARDEN • OFF-STREET PARKING FOR SEVERAL CARS • AMPLE SCOPE TO EXTEND (STPP)**

### **Description**

Positioned on a premier road within a highly-desirable part of Hatch End, with a gated driveway and a large rear garden, is this sizeable four-bedroom, three-bathroom detached family residence. This property provides over 2,400 sq. ft. of flexible living accommodation across two floors, with scope to extend (STPP).

The property comprises an entrance porch with access to a generous study/additional reception room. The porch leads through to a spacious hallway with stairs to the first floor, and access to a utility room and a ground floor shower room. There is a rear aspect lounge with sliding doors opening out to the garden patio, a second reception room, and a well-equipped kitchen with an adjoining breakfast room. The kitchen offers a range of units providing plenty of storage space, with integrated appliances, a breakfast bar and access to the garden. The adjoining breakfast room is of good size, with space for a family dining table and chairs.





To the first floor there are four well-appointed double bedrooms, a further bedroom and a family bathroom. All bedrooms benefit from fitted wardrobes, with one bedroom also having an en-suite shower room.

Externally, the property offers a large, split-level rear garden that is part lawn and part patio, with a garden shed for storage. At the front there is a gated driveway allowing off-street parking for several cars, and access to the rear via double gates.

### **Location**

The Avenue is a premier road within Hatch End, just a few minutes' walk from Hatch End High Street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground at Hatch End Station provides regular connections to London Euston, with the Metropolitan Line available at Pinner Station just a short distance away.

The area is well served by local primary and secondary schooling, with the highly regarded Grimsdyke Primary School close by, and local parks and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band D



The Avenue, Hatch End, Pinner  
Approximate Gross Internal Area  
225 Sq M/2422 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](http://www.robsonswb.com)

[www.the-londonoffice.co.uk](http://www.the-londonoffice.co.uk)  
40 ST JAMES'S PLACE SW1