



## A CHAIN FREE FIVE BEDROOM ARTEGAN HOME WITH A SWIMMING POOL

Hallam Gardens, Hatch End, Pinner, HA5 4PR

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HALLAM  
GARDENS

Hallam Gardens, Hatch End, Pinner, HA5 4PR

**NO ONWARD CHAIN • TWO RECEPTION ROOMS • KITCHEN & BREAKFAST ROOM • SNUG/STUDY • FIVE DOUBLE BEDROOMS • FAMILY BATHROOM • REAR GARDEN APPROX. 100ft • SWIMMING POOL • GARAGE TO REAR • SCOPE TO EXTEND (STPP)**

### Description

A charming five-bedroom, semi-detached Artegan home offering an abundance of character with fantastic potential, situated in a desirable location close to Hatch End and Pinner's amenities. The property boasts a generously sized rear garden with the added benefit of a swimming pool, and is offered to the market with no onward chain.

The ground floor comprises an entrance hall that opens up to a snug / study area. There are two good-sized reception rooms with one having access to the garden, a kitchen with an adjoining breakfast room (also with access to the garden), and a guest cloakroom. To the first floor there are five double bedrooms with one benefitting from a partially enclosed shower and wash basin, a family bathroom and a separate WC.





Externally, this property offers a good-sized rear garden (approximately 100ft) that is laid to lawn with a patio area and the added perk of a swimming pool. To the rear there is a driveway allowing off-street parking, and a garage.

### **Location**

Hallam Gardens is a peaceful, tree-lined road located just a short walk from Hatch End High Street, and a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Pinner High Street is also close by, offering an alternative selection of amenities. For commuters, there are excellent transport links in the area, including the Overground at Hatch End Station and the Metropolitan Line at nearby Pinner Station.

The area is well served for primary and secondary schooling, with Grimsdyke Primary School (Ofsted 'Outstanding') close by, as well as children's parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

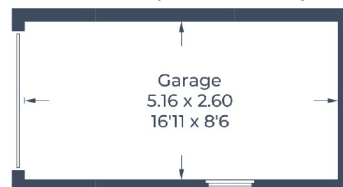
Council Tax Band: G

Energy Efficiency Rating: E

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

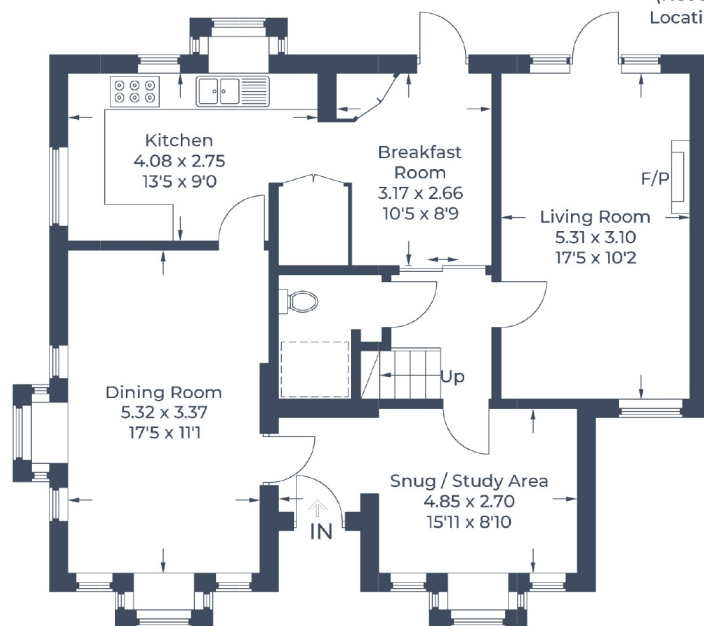


Approximate Gross Internal Area  
 Ground Floor = 79.2 sq m / 852 sq ft  
 First Floor = 72.8 sq m / 784 sq ft  
 Garage = 13.4 sq m / 144 sq ft  
 Total = 165.4 sq m / 1,780 sq ft

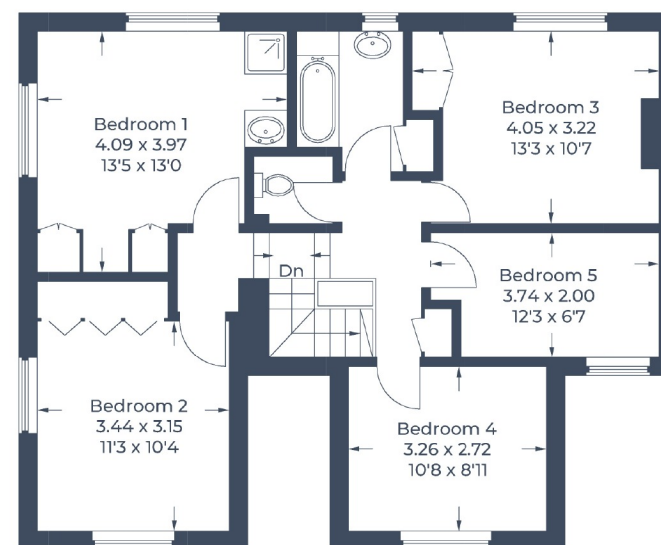


= Reduced headroom below 1.5m / 5'0

(Not Shown In Actual Location / Orientation)



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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