



AN EXCEPTIONAL 4 BEDROOM EDWARDIAN PROPERTY IN A PREMIER LOCATION

Royston Park Road, Hatch End, Pinner, HA5 4AE

ROBSONS

SEMI-DETACHED • PERIOD FEATURES • THREE SPACIOUS RECEPTION ROOMS • KITCHEN • GUEST CLOAKROOM • FOUR BEDROOMS • FAMILY BATHROOM • SEPARATE WC • STUNNING REAR GARDEN • IMPOSING FRONTAGE • OFF-STREET PARKING FOR MULTIPLE CARS • DOUBLE GARAGE • LARGE LOFT SPACE • IN EXCESS OF 2,400 SQ.FT • SCOPE TO EXTEND (STPP)

Description

Offering an abundance of character and charm with original, period features throughout, is this wonderful, four bedroom, Edwardian residence set on one of Hatch Ends premier roads just a short walk from local amenities and transport links. The property has been beautifully maintained over the years to reserve its charm, and showcases attractive stained-glass throughout, Oculus windows, decorative cornice in all rooms, and original fireplaces.

The ground floor comprises an entrance hallway opening up to a generous reception hall. Double doors take you through to a light-filled lounge where you're automatically drawn to the stunning patio doors allowing access to the garden, as well as a large, curved bay window and an exposed brick fireplace. There is a separate Dining room, also with a feature fireplace, that enjoys views of the garden. A well-equipped kitchen completes the ground floor, along with a guest cloakroom.





A galleried landing takes you to a spacious, first floor landing where there are three impressive double bedrooms, one of which boasts a bay window, a further bedroom, and a family bathroom with a separate WC.

Externally this remarkable home benefits from a stunning rear garden that is laid to lawn with a variety of established and well manicured hedges / shrubs, with a small patio area. To the front there is an imposing frontage with a well-presented landscaped garden, a sizeable driveway allowing off-street parking for multiple cars, and a double garage.

Location

Situated on a sought-after road just moments from Hatch End and a variety of boutique shops, restaurants, coffee houses, popular supermarkets, and Grimsdyke Golf Club. For commuters there are excellent transport links nearby including numerous local bus links, the Overground at Hatch End rail station, and the Metropolitan Line at nearby Pinner tube station. The area is well served for primary and secondary schooling (catchment for Watford Grammar), children's parks/playgrounds and recreational facilities.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

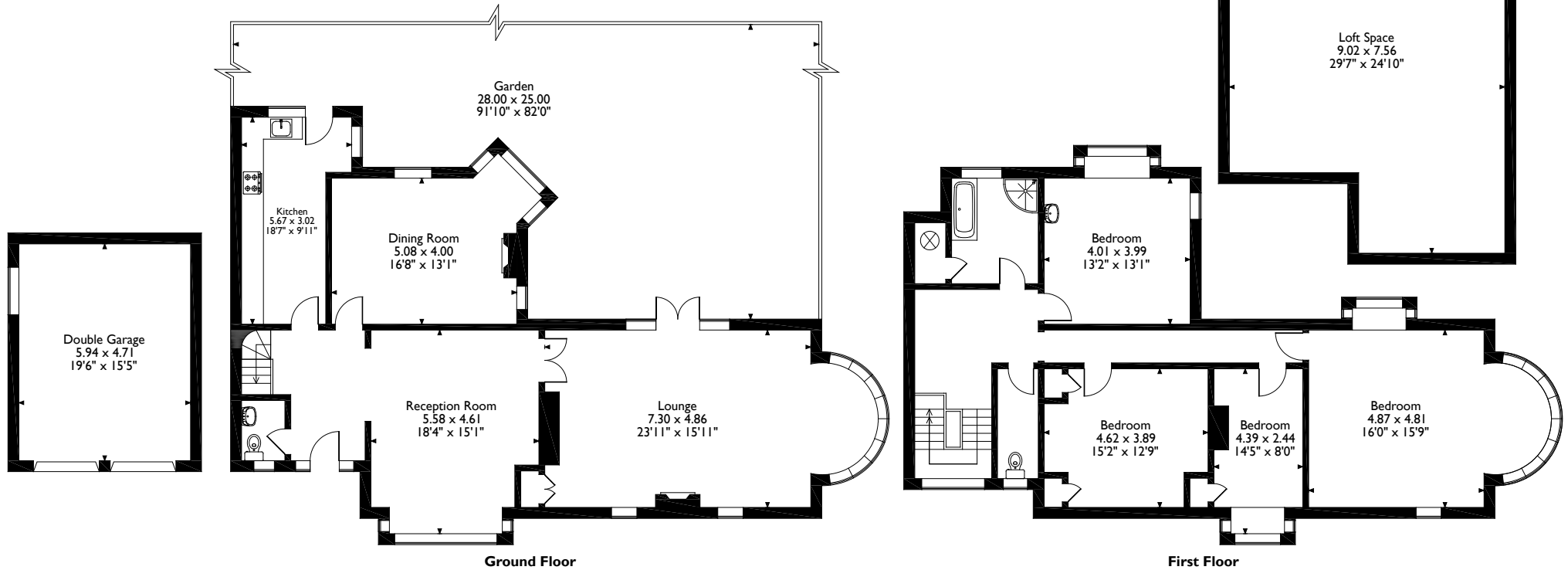
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band F



Royston Park Road, Pinner
 Approximate Gross Internal Area
 Main House = 227 Sq M/2444 Sq Ft
 Double Garage = 28 Sq M/301 Sq Ft
 Total = 255 Sq M/2745 Sq Ft
 (Excluding Loft)



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

www.
 the
 londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

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