



**A CHARACTER 4 BEDROOM DETACHED FAMILY HOME IN A DESIRABLE LOCATION**

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Marsworth Avenue, Pinner, HA5 4UB



**ENTRANCE HALLWAY • GROUND FLOOR  
WC & SHOWER • TWO RECEPTION  
ROOMS • KITCHEN/BREAKFAST ROOM •  
FOUR BEDROOMS • FAMILY BATHROOM  
• ATTRACTIVE REAR GARDEN • OFF-  
STREET PARKING • GARAGE • PLANNING  
APPROVED, FULL DETAILS CAN BE FOUND  
ON THE HARROW PLANNING PORTAL USING  
REFERENCE P/2556/23**

### **Description**

A character four-bedroom, two-bathroom, detached residence offering bright and well-appointed interiors with an attractive rear garden, situated in a sought-after location within easy reach of both Pinner and Hatch End's amenities. This charming home is perfect for the growing family with its spacious interiors and has planning approved for a single storey side extension, a single storey rear infill extension, and external alterations Ref: P/2556/23

The ground floor comprises an entrance hallway with a useful cloak cupboard and stairs to the first floor. There is a generous lounge with fitted floor-to-ceiling display units as well as a feature fireplace and patio doors opening out to the garden, a front aspect dining room with an open fire and a bay window flooding the room with natural light, and a kitchen / breakfast room that is full of character with exposed beams across the ceiling.





The kitchen offers a variety of fitted units with integrated appliances and plenty of storage space, room for a dining table & chairs, and access to the garden. Completing the ground floor is a shower room and WC.

To the first floor there are four good-sized bedrooms with three benefiting from fitted wardrobes, and a three-piece family bathroom with a corner bath tub.

Externally, this delightful home boasts a stunning rear garden that is laid to lawn with a patio area. To the front there is a driveway allowing off-street parking 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**

Guide Price: Price o Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band E



Marsworth Avenue, Pinner  
Approximate Gross Internal Area  
Main House = 140 Sq M/1507 Sq Ft  
Garage = 13 Sq M/140 Sq Ft  
Total = 153 Sq M/1647 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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