



AN EXCEPTIONAL FOUR BEDROOM DETACHED HOME IN A PREMIER LOCATION

Royston Grove, Hatch End, Pinner, HA5 4HE

ROBSONS

**ENTRANCE HALLWAY • GUEST CLOAKROOM
• TWO RECEPTION ROOMS • KITCHEN /
BREAKFAST ROOM • STUDY • FOUR DOUBLE
BEDROOMS • THREE BATH / SHOWER ROOMS
(TWO EN-SUITES) • ATTRACTIVE REAR GARDEN
• GATED OFF-STREET PARKING • GARAGE •**

Description

An immaculately presented four bedroom, three-bathroom detached residence in excess of 1,800 sq. ft., positioned on one of Hatch End's most sought after roads within easy reach of local amenities, schools and transport links. The property is beautifully presented both inside and out, with modern interiors, an attractive rear garden and off-street parking for several cars.

The ground floor comprises a large, light-filled entrance hall with stairs to the first floor and access to all the main living areas, including a generous, dual-aspect lounge with patio doors opening out to the garden, a dining room with adjoining doors through to the main lounge, a well-equipped kitchen/breakfast room with ample storage space, integrated appliances and utility, a study and a guest cloakroom.

To the first floor there is a principal bedroom with a dressing room and an en-suite, three further double bedrooms (one benefiting from an en-suite shower room), and a modern family bathroom.





Externally, the property offers a beautifully maintained rear garden that is laid to lawn with a patio area. To the front there is a sizeable, gated driveway allowing off-street parking for several cars, and a garage.

Location

Royston Grove is a highly sought-after road just moments from Hatch End's bustling high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets, with Pinner High Street just a short distance away. For commuters, Hatch End Station provides a regular service to London Euston via the Overground, with nearby Pinner Station providing the Metropolitan Line. There is also easy access to a number of local bus routes.

The area is well served by primary and secondary schooling with the ever popular Grimsdyke Primary School nearby, as well as local parks and recreational facilities. Grimsdyke Golf Course is also just moments away.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

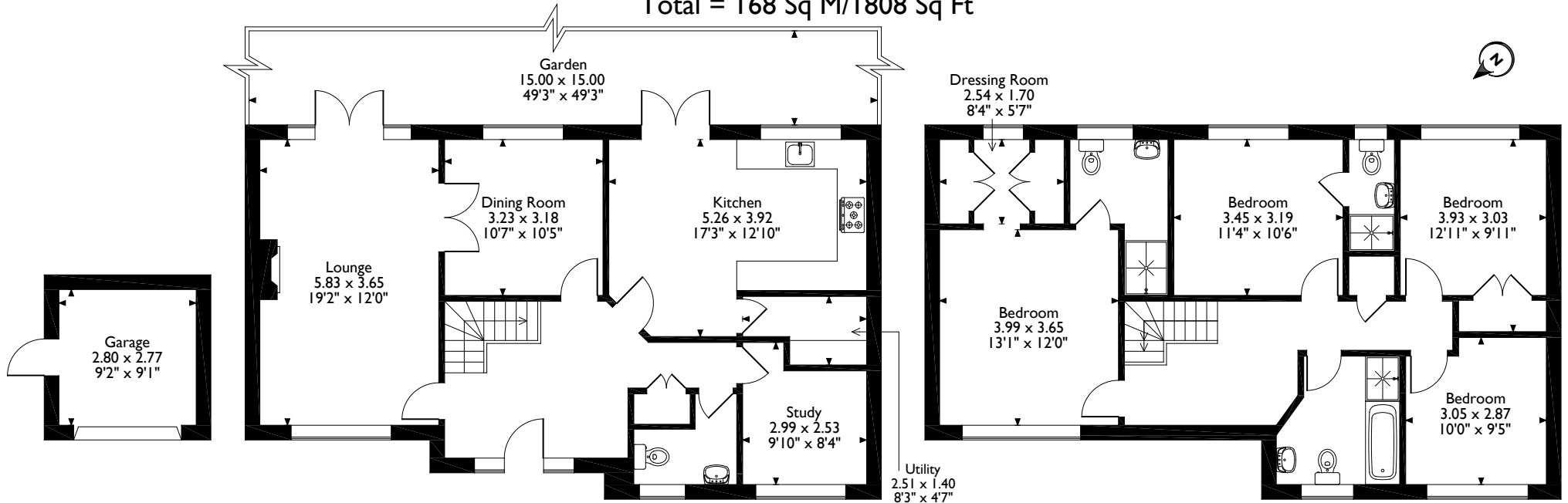
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band E



High Hedges, Royston Grove, Pinner
 Approximate Gross Internal Area
 Main House = 160 Sq M/1722 Sq Ft
 Garage = 8 Sq M/86 Sq Ft
 Total = 168 Sq M/1808 Sq Ft



Ground Floor

First Floor

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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