



**A FABULOUS FIVE BEDROOM, TWO BATHROOM EXTENDED FAMILY HOME**

Marsworth Avenue, Pinner, HA5 4UD



**ENTRANCE HALLWAY • GUEST CLOAKROOM • TWO/THREE RECEPTION ROOMS • MODERN KITCHEN/BREAKFAST ROOM • FIVE BEDROOMS • TWO LUXURY BATHROOMS • ATTRACTIVE REAR GARDEN • OFF-STREET PARKING • GARAGE •**

### **Description**

An immaculately presented, five bedroom, two bathroom extended family home, showcasing modern interiors throughout, with a stunning rear garden and off-street parking for multiple cars. This fabulous home is set on a popular road, close to both Hatch End and Pinner's amenities, with a great choice of local schools nearby.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor and a guest cloakroom. Off the hallway is a front-aspect lounge, a separate living room with an adjoining dining area, and a well-equipped kitchen/breakfast room. The kitchen features a range of modern units with integrated appliances, ample storage space including two store cupboards, and the added benefit of space for an American fridge freezer.

To the first floor there are three well-appointed double bedrooms with two benefiting from fitted wardrobes, a further bedroom and a luxury four-piece family bathroom. The second floor hosts the master bedroom, complete with fitted wardrobes, and a stylish bathroom.





Externally, the property boasts a beautifully presented rear garden that is laid to lawn with two patio areas. The lawn is bordered by a variety of manicured shrubs, flowerbeds and trees. To the front there is a driveway allowing off-street parking for multiple cars and a garage set slightly to the rear.

### **Location**

Situated close to both Hatch End High Street and Pinner Village, both of which offer a vast selection of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Overground is available at Hatch End Station, with regular services to London Euston, and the Metropolitan Line at nearby Pinner Station. There is also easy access to local bus routes.

The area is well served by primary and secondary schooling, with Pinner Wood and Grimsdyke Primary Schools close by, as well as children's parks/playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

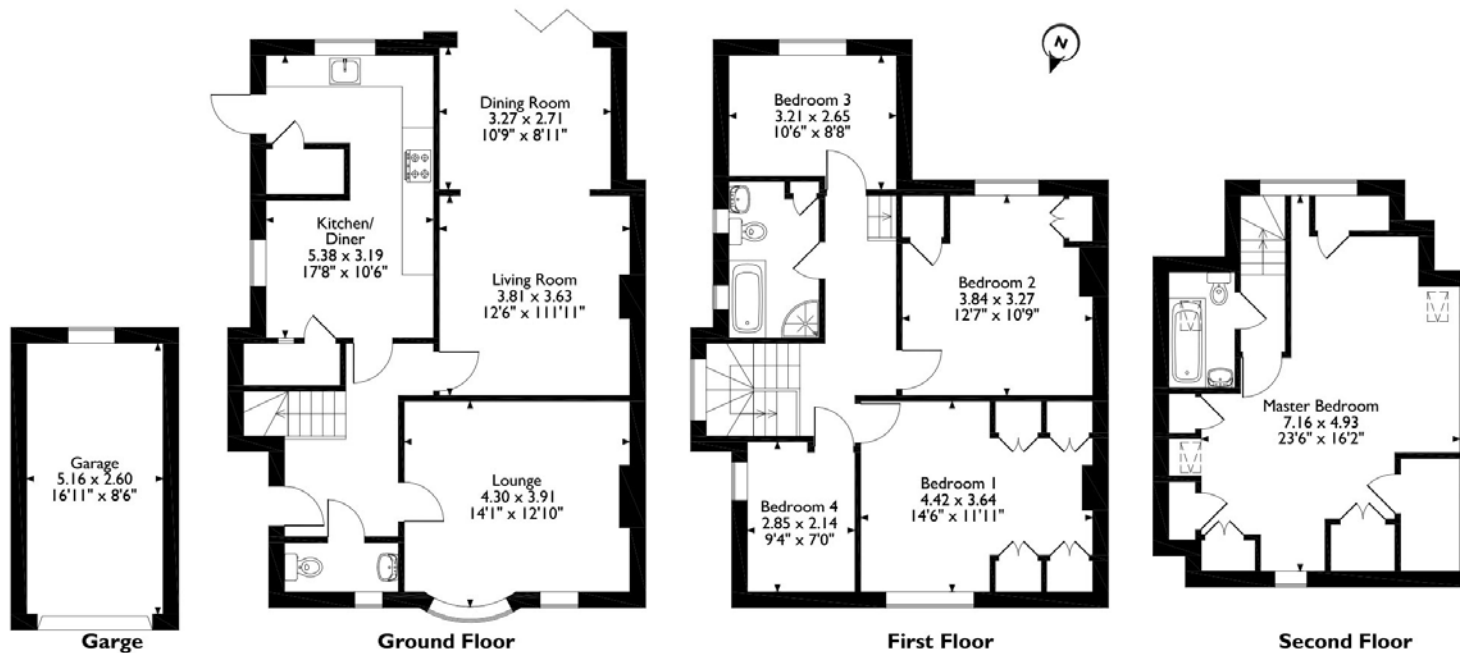
Local Authority: London Borough of Harrow

Council Tax: Band G

Energy Efficiency Rating: Band TBC



Marsworth Avenue, Pinner  
 Approximate Gross Internal Area  
 Main House = 167 Sq M/1798 Sq Ft  
 Garage = 13 Sq M/140 Sq Ft  
 Total = 180 Sq M/1938 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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