



AN EXTENDED 4 BEDROOM, 3 BATHROOM FAMILY HOME IN EXCESS OF 2,000 SQ.FT

Colburn Avenue, Hatch End, Pinner HA5 4PG

ROBSONS

IN EXCESS OF 2,000 SQ.FT • TWO RECEPTION ROOMS • KITCHEN/DINING ROOM • UTILITY ROOM • GROUND FLOOR SHOWER ROOM & WC • PRINCIPAL BEDROOM WITH EN-SUITE • THREE FURTHER BEDROOMS • FOUR-PIECE FAMILY BATHROOM • ATTRACTIVE GARDEN • OFF-STREET PARKING FOR MULTIPLE CARS

Description

An extended and well-maintained four-bedroom, three-bathroom semi-detached residence in excess of 2,000 sq. ft, with an attractive rear garden and off-street parking for multiple cars. This family home is set within a popular part of Hatch End, within walking distance of local amenities and the highly regarded Grimsdyke Primary School. The property backs local fields, providing picturesque views and enjoyable walks.

The ground floor comprises an entrance porch and hallway with stairs to the first floor. There is a double-length living room with a feature fireplace, a second reception room that could alternatively be utilised as a home office/study if required, and a large rear-aspect kitchen/dining room. The kitchen features white, modern units with integrated appliances and plenty of storage space, a light-filled dining area and patio doors opening out to the garden. The kitchen/diner can be accessed via the hallway as well as the main living room. Completing the ground floor is a well-equipped utility room, a cloakroom and a guest WC & shower.





To the first floor there is a principal bedroom benefiting from fitted wardrobes and a modern en-suite shower room, three further bedrooms (two with fitted wardrobes), and a generously sized, four-piece family bathroom.

Externally this property further benefits from a well-maintained rear garden that is laid to lawn with a patio area at either end, and a garden shed. To the front there is a sizeable driveway providing off-street parking for multiple cars.

Location

Colburn Avenue is a peaceful, sought-after road just a short walk from Hatch End high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Pinner is also close by and offers an alternative choice of amenities. For commuters, nearby Hatch End Station provides a regular service into London Euston via the Overground, with the Metropolitan Line available at Pinner Station.

The area is well served by local primary and secondary schooling (walking distance to Grimsdyke School), children's play areas and recreational facilities.

Additional Information

Tenure: Freehold

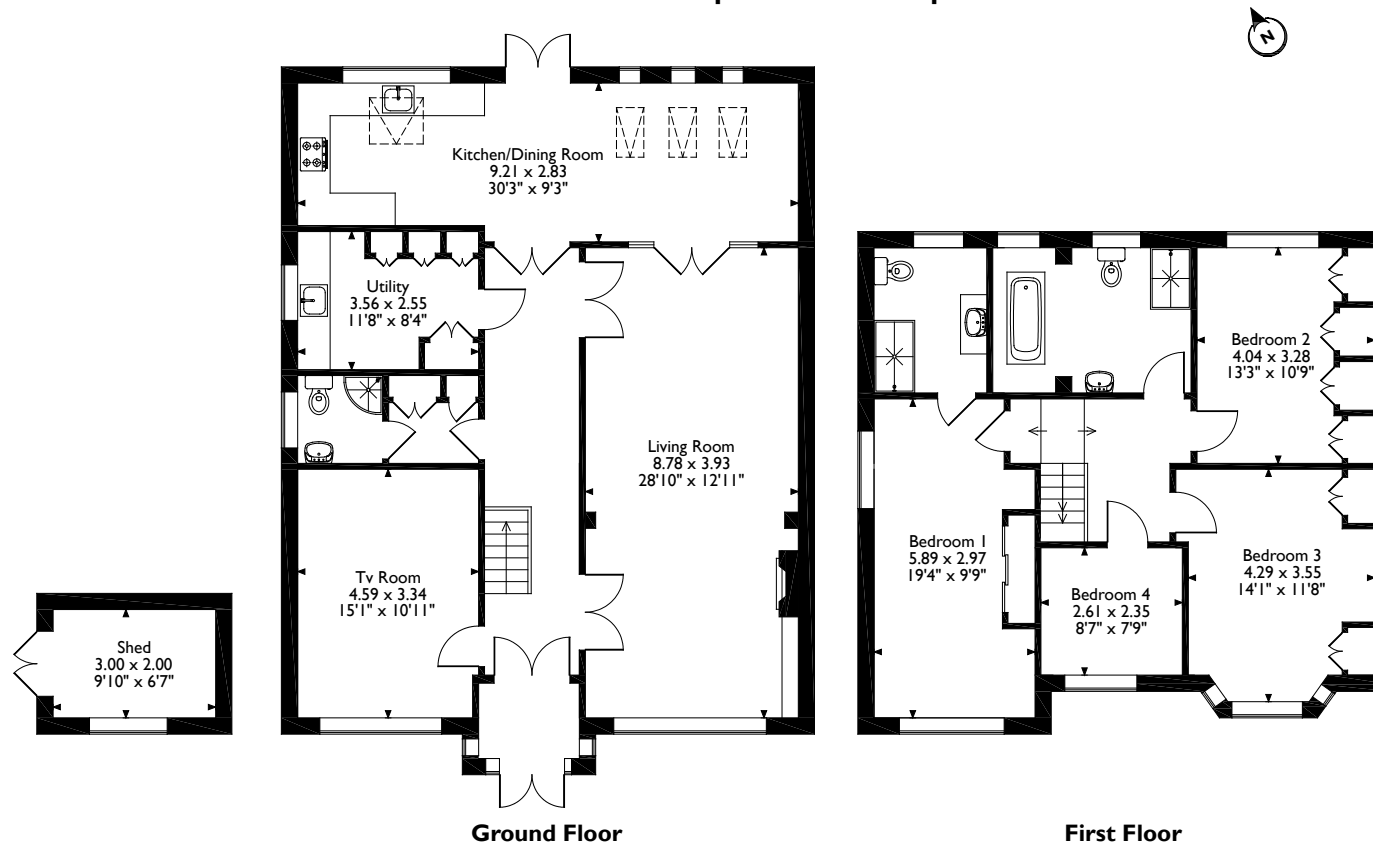
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band C



Colburn Avenue, Pinner
 Approximate Gross Internal Area
 Main House = 186 Sq M/2002 Sq Ft
 Outbuilding = 6 Sq M/65 Sq Ft
 Total = 192 Sq M/2067 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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