



**A CHAIN FREE FOUR BEDROOM CHARACTER HOME IN A DESIRABLE LOCATION**

Marsworth Avenue, Pinner, HA5 4UD

**ROBSONS**

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**NO ONWARD CHAIN • ENTRANCE HALL •  
TWO RECEPTION ROOMS • MODERN  
KITCHEN/BREAKFAST ROOM • GUEST  
CLOAKROOM • FOUR BEDROOMS • LUXURY  
FAMILY BATHROOM • ATTRACTIVE REAR  
GARDEN • OFF-STREET PARKING • SCOPE TO  
EXTEND (STPP)**

### Description

Available to the market with no onward chain. A superb four-bedroom family home offering both character and charm, with an attractive rear garden, and scope to extend (STPP), situated on a desirable road close to both Hatch End and Pinner's amenities.

The ground floor comprises a spacious entrance hall with a guest cloakroom and stairs to the first floor. Off the hallway, there is a large front aspect dining room with a charming feature fireplace, a modern kitchen/breakfast room with plenty of storage, and a family sitting room complete with two fitted bookcases/display units, a feature fireplace and access to the garden.





To the first floor there are four well-appointed bedrooms, two of which benefit from fitted wardrobes, and a luxury family bathroom with ample storage. Externally, this character property boasts a generously sized and well-maintained rear garden that is laid to lawn with a variety of mature shrubs and flowers, along with a patio area for alfresco dining in the summer months. Off-street parking for multiple cars is available to the front of your property, via your own driveway, with a garage and access to the garden via a side gate.

### **Location**

Marsworth Avenue is 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, with Pinner Wood and Grimsdyke Primary School nearby, as well as children's parks/playgrounds and recreational facilities.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: E

For additional information, please refer to [www.robsonswb.com](http://www.robsonswb.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
Ground Floor = 70.5 sq m / 759 sq ft  
First Floor = 64.9 sq m / 698 sq ft  
Outside Cupboard = 0.7 sq m / 7 sq ft  
Total = 136.1 sq m / 1,464 sq ft

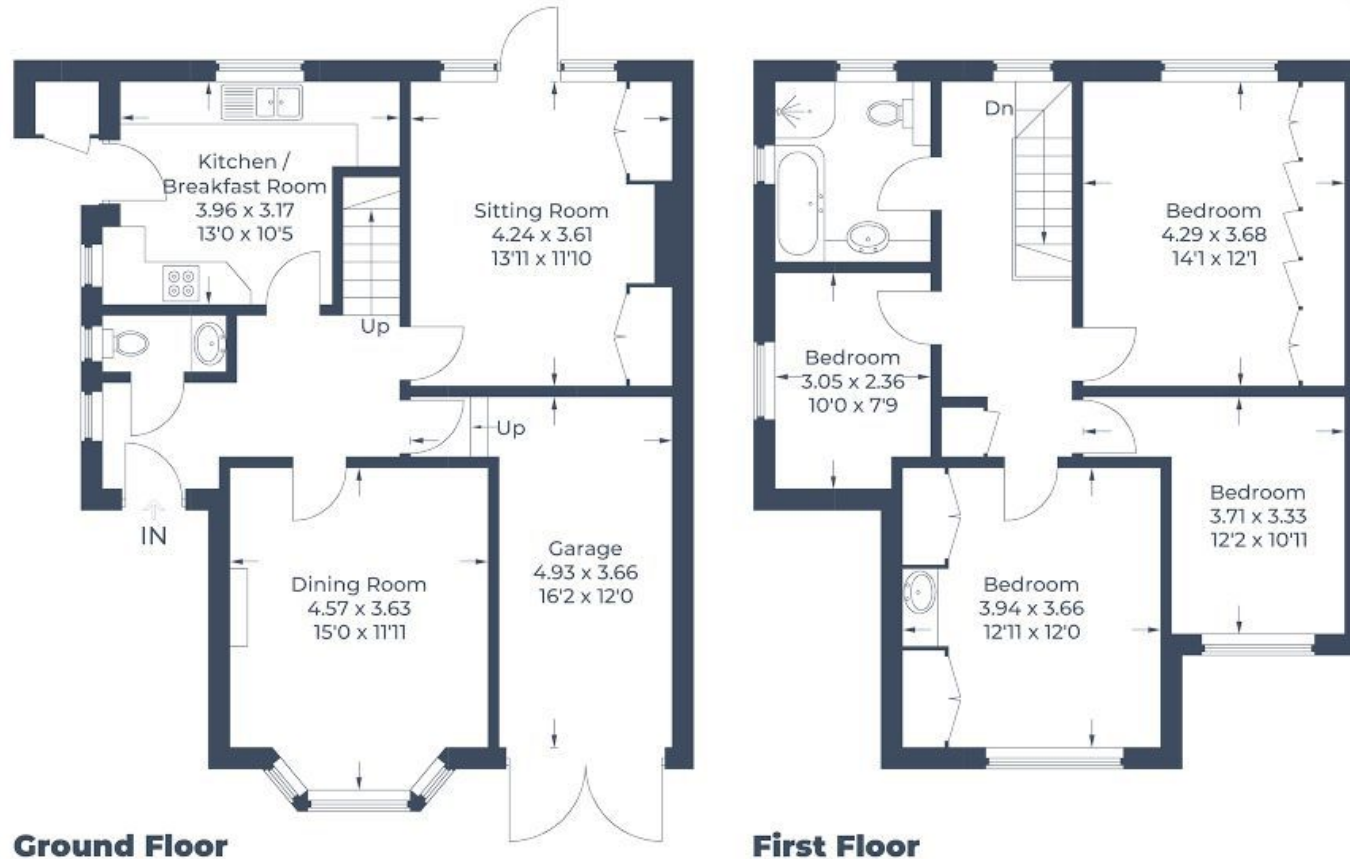


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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**ROBSONS**

1 High Street, Pinner HA5 5PJ  
Tel: 020 8866 8083 Email: pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)