



A BRIGHT AND WELL-MAINTAINED FOUR BEDROOM EXTENDED FAMILY HOME

Marsworth Avenue, Pinner, HA5 4UB

ROBSONS

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**ENTRANCE HALLWAY • GUEST CLOAKROOM •
THREE RECEPTION ROOMS • LARGE KITCHEN
• CONVERTED SPACE / GYM • FOUR
BEDROOMS • FAMILY BATHROOM •
LANDSCAPED GARDEN • OFF-STREET PARKING**

Description

An extended and beautifully presented, four-bedroom semi-detached home offering a flexible, contemporary layout and over 1,700 sq. ft, with an attractive rear garden and off-street parking for two cars. Perfect for families, the property is set within easy reach of local primary and secondary schooling, as well as amenities and transport links.

The ground floor comprises an entrance hallway with a guest cloakroom, a front aspect lounge, a separate dining room, and a large kitchen with ample storage space, a pantry and a utility cupboard. In addition, there is a sitting room, whose bi-folding doors open out to a generous patio area suitable for outdoor dining and seating, that flows on from the kitchen as well as the dining room. Completing the ground floor is an internally accessed former garage that has been converted to a fitted out space with power and lighting, currently utilised as a gym with an adjoining store area.





To the first floor there are four well-appointed bedrooms with three benefitting from fitted wardrobes, and a four-piece family bathroom. There is a generously sized, landscaped rear garden and a driveway to the front providing off-street parking for two cars.

Location

Marsworth Avenue is situated close to both Hatch End and Pinner High Streets, and a variety of local shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, there are excellent transport links close by, including the Metropolitan Line at nearby Pinner Station, the Overground at Hatch End Station and a number of local bus routes.

The area is well served by primary and secondary schooling, including Grimsdyke and Pinner Wood Primary Schools.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: D

For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.

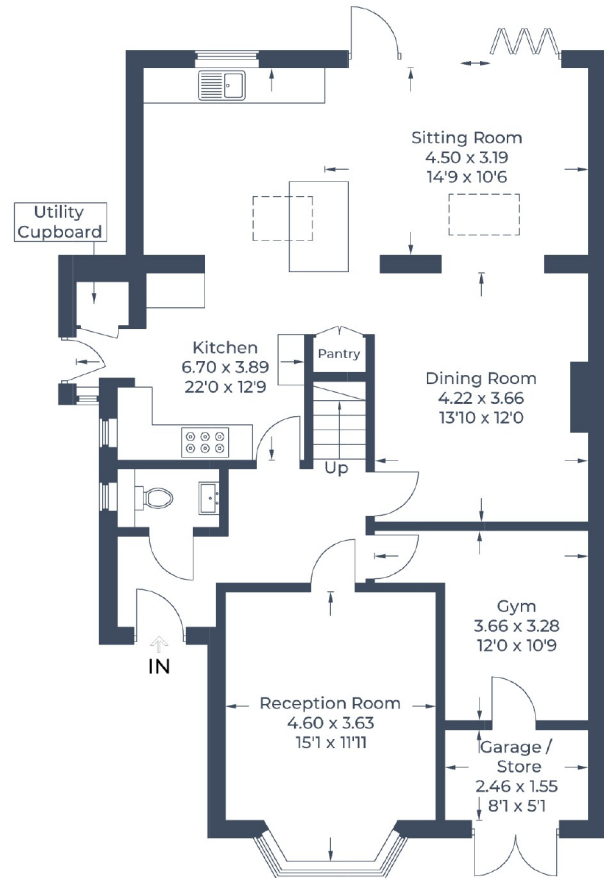


Approximate Gross Internal Area (Including Garage / Store)

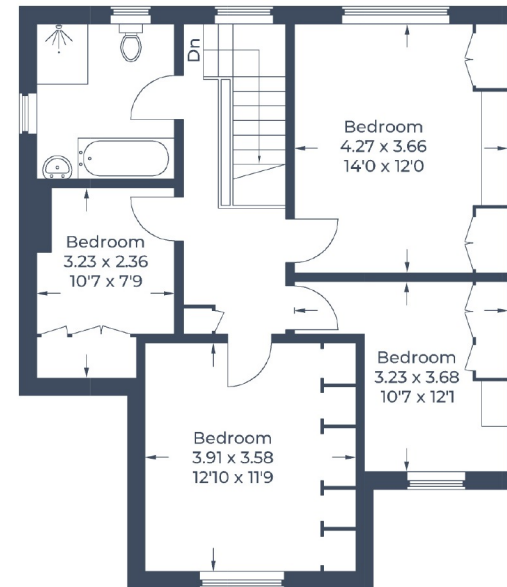
Ground Floor = 99.5 sq m / 1,071 sq ft

First Floor = 64.7 sq m / 696 sq ft

Total = 164.2 sq m / 1,767 sq ft



Ground Floor



First Floor

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

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