



A SUBSTANTIAL 5 BEDROOM, 4 BATHROOM, 3 RECEPTION ROOM FAMILY HOME

The Avenue, Hatch End, Pinner, HA5 4HA

ROBSONS

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ENTRANCE HALLWAY • GUEST CLOAKROOM • THREE RECEPTION ROOMS • LARGE KITCHEN / DINING ROOM • UTILITY ROOM • GYM / STUDY • FIVE DOUBLE BEDROOMS • FOUR BATH / SHOWER ROOMS • IMPOSING REAR GARDEN • GATED OFF-STREET PARKING

Description

An exceptional five bedroom, four bathroom extended family home offering 3,116 sq. ft. of luxurious living spanning two floors, situated on one of Hatch End's most prestigious roads, just a short walk from amenities, schools and excellent transport links.

The ground floor comprises a bright, welcoming hallway with stairs to the first floor, under stair storage, and a guest cloakroom. There is a large front aspect lounge with a bay window, two further reception rooms with access out onto the garden patio, and a gym / study. Off the hallway is a well-equipped utility room complete with fitted units, space for white goods and a sink, that in turn leads through to an impressive kitchen / diner. The kitchen features a range of bespoke units providing ample storage space, with integrated appliances and a wine cooler. The dining area is flooded with natural light, with floor-to-ceiling windows and bi-folding doors opening out to the garden patio.

The first floor hosts four large double bedrooms with three benefiting from en-suites, a further double bedroom, and a three-piece family bathroom. Four of the five bedrooms also benefit from fitted wardrobes.













Externally, the property boasts an extensive and beautifully presented rear garden that is laid to lawn with a variety of shrubs and flowers bordering the lawn. A large patio area that is accessible via the three main living areas of the property provides a superb social space for the summer months. Gated off-street parking is available at the front of the property, via your own driveway.

This fabulous property also benefits from air conditioning in two reception rooms, the kitchen/dining room and three of the bedrooms.

Location

The Avenue is one of Hatch End's most desirable roads, just a short walk from Hatch End High Street and a variety of shopping facilities, restaurants, coffee houses & supermarkets. For commuters, the Overground is available at Hatch End Station with regular links into London Euston, with nearby Pinner Station providing the Metropolitan Line. The area is well served by local primary and secondary schooling, including Grimsdyke Primary School and Hatch End High School, which are both within walking distance. There are plenty of local parks and recreational facilities within the area.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G Energy Efficiency Rating: C

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



Approximate Gross Internal Area
 Ground Floor = 164.5 sq m / 1,771 sq ft
 First Floor = 125.0 sq m / 1,345 sq ft
 Total = 289.5 sq m / 3,116 sq ft



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