



A BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME

The Avenue, Hatch End, Pinner, HA5 4EL

ROBSONS

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Description

A substantial four-bedroom, five-bathroom detached family residence situated on one of Hatch Ends' most premium roads, with the convenience of local amenities, highly regarded schools and great transport links close by. This superb home offers an abundance of space for all to enjoy with a total of 3,388 sq. ft., comprising on-trend contemporary living, modern interiors and a versatile layout.

Upon entering the property, there is a bright and spacious entrance hall with stairs to the first floor, two useful store cupboards and a guest cloakroom. Double doors open through to an impressive and well-equipped kitchen / dining / sitting room featuring bespoke units with ample storage, integrated appliances and a large kitchen island. Space allows for a family dining table & chairs, as well as a seating/family area overlooking the garden patio. There are two rear-aspect reception rooms with access to the garden and a generous study that could be used as an additional reception room if required. The integral garage can be accessed via the study, providing the potential to convert it into a useable space. Completing the ground floor is a utility room with fitted units and plumbing for white goods.





The first floor hosts four well-appointed double bedrooms, all with en-suites, with the en-suite to the master boasting a freestanding, double-ended bath, a walk-in shower and his & hers basins. In addition, there is a three-piece family bathroom.

A beautifully presented, sizeable rear garden compliments this family home, with its mature shrubs and hedged borders providing privacy, and the patio area allowing for alfresco dining in the summer months. Off-street parking for multiple cars is available at the front of the property, via your own driveway.

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 and popular 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, as well as the ever-popular Grimsdyke Golf Course.

Additional Information

Tenure: Freehold Energy Efficiency Rating: tbc
Council Tax Band: G Local Authority: Harrow

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



Approximate Gross Internal Area
 Ground Floor = 184.5 sq m / 1,986 sq ft
 First Floor = 130.3 sq m / 1,402 sq ft
 Total = 314.8 sq m / 3,388 sq ft



Ground Floor



First Floor

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