



**A FIVE BEDROOM, TWO BATHROOM PERIOD PROPERTY IN A PRIME LOCATION**

Royston Grove, Hatch End, Plinner, HA5 4HD

**ROBSONS**

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**NO ONWARD CHAIN • THREE/FOUR  
RECEPTION ROOMS • KITCHEN • FIVE  
DOUBLE BEDROOMS • TWO BATH/SHOWER  
ROOMS • OUTDOOR SWIMMING POOL •  
OFF-STREET PARKING • X2 GARAGES**

### Description

Available to the market with no onward chain. A period five-bedroom character property, originally built in 1900, offering endless charm and potential, with the addition of an outdoor swimming pool. The property features well-proportioned interiors throughout, with a flexible layout and scope to further extend (STPP). With its prime location and the convenience of amenities and schools nearby, this property is perfect for family living.

The ground floor comprises an entrance lobby leading through to a spacious hall with stairs to the first floor. Off the hallway are two large reception rooms, both with original fireplaces, a study or an additional reception room, and a kitchen with an adjoining dining room. The dining room boasts large sliding doors, providing access and views of the garden and pool area. Completing the ground floor is a shower room & WC off the dining room.





Three double bedrooms, along with a family bathroom and WC are located on the first floor, with the added benefit of a sun room, ideal for a relaxation room or snug area. The second floor hosts two further double bedrooms and storage.

A well-kept garden provides plenty of outdoor space for families to enjoy, with the addition of a swimming pool, a summer/pool house, a shed for storage, and a garage / outbuilding to the rear. Off-Street parking is available at the front of the property, via your own driveway, along with a small garage.

### Location

Royston Grove is a premium road in Hatch End, just a short walk from Hatch End High Street, with Pinner High Street close by. For commuters, the Overground is available at Hatch End Station, with the Metropolitan Line at nearby Pinner Station. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, including Grimsdyke Primary School and Hatch End High School.

### Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating: TBC

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



Approximate Gross Internal Area  
 Ground Floor = 128.1 sq m / 1,379 sq ft  
 First Floor = 102.1 sq m / 1,099 sq ft  
 Second Floor = 52.9 sq m / 569 sq ft  
 Outbuildings = 53.9 sq m / 580 sq ft  
 (Including Garages)  
 Total = 337.0 sq m / 3,627 sq ft

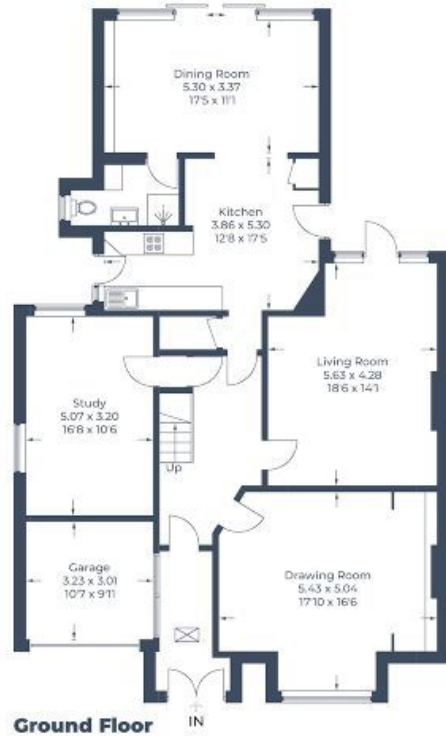


Illustration for identification purposes only,  
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