



A SUBSTANTIAL 7 BEDROOM PERIOD PROPERTY IN EXCESS OF 3,600 SQ. FT

Royston Park Road, Hatch End, Pinner, HA5 4AA

ROBSONS

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SEVEN BEDROOMS • THREE RECEPTION ROOMS • TWO BATHROOMS • KITCHEN • OFF-STREET PARKING • DOUBLE GARAGE • SIZEABLE PLOT • SCOPE TO EXTEND (STPP)

Description

A seven-bedroom period property dating back to the 1910s, with original features, endless charm, and spacious rooms throughout, ideal for family living or entertaining. Occupying a sizeable plot (0.44 of an acre), the property boasts a large rear garden as well as an imposing frontage. For those seeking a home in a prime location with the convenience of nearby amenities, Hatch End High Street is just a short stroll away, with the added benefit of local primary and secondary schools close by.

The ground floor comprises a large entrance lobby with a guest WC and shower room. Double doors open through to an entrance hall leading to three generous reception rooms, a kitchen with an adjoining utility room, a second WC, and a boiler room. On the first floor there is a spacious and light-filled landing providing access to four double bedrooms, a shower room, and a separate WC. Three additional bedrooms and a second family bathroom are located on the second floor.





The large rear garden provides ample outdoor space, with the lawn bordered by established trees and shrubs which create privacy and a sense of tranquillity. The imposing frontage allows for off-street parking for multiple cars, with the addition of a double garage.

Location

Royston Park Road is a premium road just moments from Hatch End High Street, and a variety of boutique shops, restaurants, coffee houses, and popular supermarkets. For commuters, nearby Hatch End Station provides the Overground services into London Euston, with the Metropolitan Line available at Pinner Station just a short distance away. Local bus routes are also easily accessible.

The area is well served by primary and secondary schooling, with Grimsdyke Primary School within walking distance, as well as children's parks/playgrounds, recreational facilities and Grimsdyke Golf Course.

Additional Information

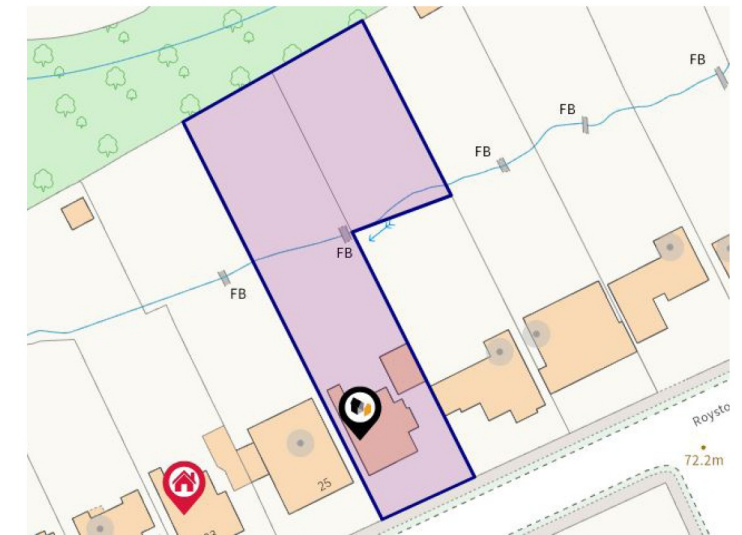
Tenure: Freehold

Local Authority: London Borough of Harrow

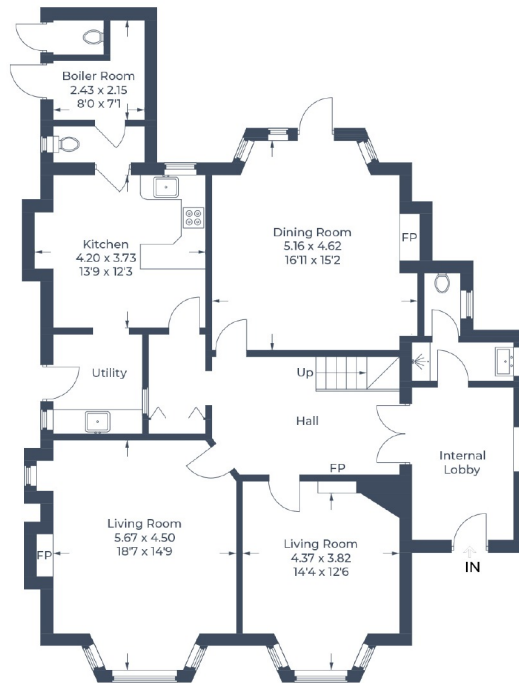
Council Tax Band: G

Energy Efficiency Rating: TBC

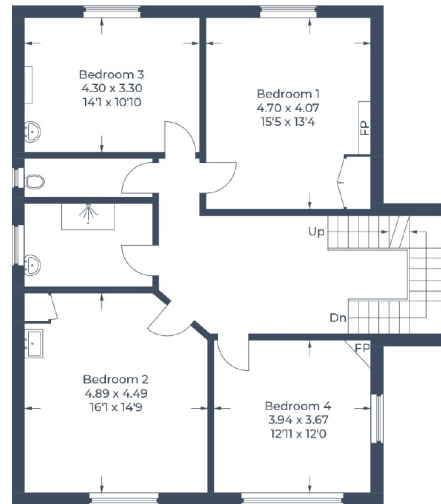
For additional information, please refer to www.robsonsworld.com or call us on: 020 8866 8083.



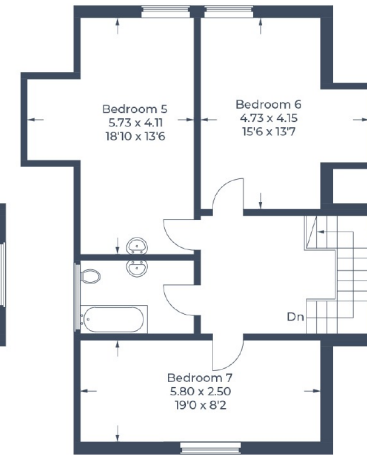
Approximate Gross Internal Area
 Ground Floor = 126.6 sq m / 1,363 sq ft
 First Floor = 104.1 sq m / 1,120 sq ft
 Second Floor = 69.6 sq m / 749 sq ft
 Garage / External WC = 38.0 sq m / 409 sq ft
 Total = 338.3 sq m / 3,641 sq ft



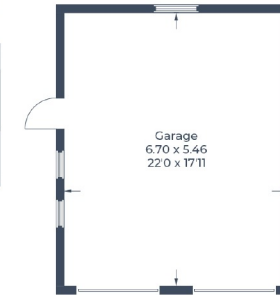
Ground Floor



First Floor



Second Floor



(Not Shown In Actual
Location / Orientation)

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

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