



AN EXTENDED AND WELL-PRESENTED SIX BEDROOM, THREE BATHROOM PERIOD PROPERTY

Wellington Road, Hatch End, Pinner HA5 4NF

ROBSONS

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**KITCHEN/DINING/LIVING ROOM • SIX
BEDROOMS • RECEPTION ROOM • THREE
BATHROOMS • BESPOKE FEATURES • CCTV &
VIDEO INTERCOM • WATER HARVEST & HOT
WATER SOLAR PANELS • OUTBUILDING**

Description

A period six-bedroom, three-bathroom extended property offering an abundance of character and charm, with the added benefit of an outbuilding and a total of 2,657 sq. ft. Situated just moments from Hatch End High Street, the property offers a most convenient lifestyle, with a number of local schools also nearby, perfect for families.

The ground floor comprises an inviting entrance hall with original quarry floor tiles, a guest cloakroom, and a unique, bespoke radiator bench. There is a front aspect lounge featuring solid oak flooring, bespoke features and an oak fireplace frame, and an impressive kitchen / dining / living room with bespoke French doors opening out to the garden, and an adjoining utility room. The kitchen showcases a range of units with ample storage, integrated Miele appliances, underfloor heating, and a kitchen island. The utility room is well-equipped with fitted units, worktop space, a sink and plumbing for white goods.





To the first floor, there is a principal bedroom, also with solid oak flooring, as well as fitted wardrobes and an en-suite shower room with bespoke features and quarain worktops. Three further bedrooms, also with fitted wardrobes, are on the first floor along with a three-piece family bathroom. In addition, there is a small prayer room that could alternatively be used as a study or snug. The second floor hosts two further double bedrooms and a family shower room.

A sizeable rear garden provides a great space to enjoy in the warmer months, with an insulated outbuilding ideal for a garden office or gym. A Natural York Stone paved driveway provides off-street parking, and there is a garage for storage.

Location

Wellington Road is just a stone's throw from Hatch End High Street, with Pinner High Street close by. Hatch End Station provides a regular service to London Euston via the Overground, with nearby Pinner Station providing the Metropolitan Line. The area is well served by primary and secondary schooling, including Grimsdyke, Pinner Wood and West Lodge Primary Schools, and Hatch End High School.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

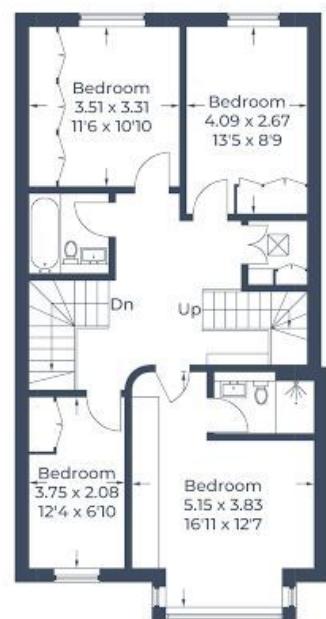
Council Tax Band: F

Energy Efficiency Rating: TBC

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



Approximate Gross Internal Area
 Ground Floor = 92.4 sq m / 994 sq ft
 First Floor = 75.1 sq m / 808 sq ft
 Second Floor = 43.3 sq m / 466 sq ft
 Outbuilding / Garage = 36.2 sq m / 390 sq ft
 Total = 247.0 sq m / 2,658 sq ft



Outbuilding
7.81 x 3.38
25'7 x 11'1

(Not Shown In Actual
Location / Orientation)

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



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