



**AN EXCEPTIONAL AND SUBSTANTIAL SIX BEDROOM DETACHED RESIDENCE WITH
OUTBUILDING, DOUBLE GARAGE, LIFT AND EXTENSIVE OFF-STREET PARKING**

The Avenue, Hatch End, Pinner, HA5 4EL

ROBSONS

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DETACHED • SIX BEDROOMS • FIVE BATHROOMS • TWO KITCHENS & UTILITY ROOM • WHEELCHAIR ACCESSIBLE LIFT • DINING ROOM / FAMILY ROOM / LOUNGE / GYM • GARDEN ROOM WITH UNDER FLOOR HEATING, AIR CONDITIONING & SHOWER / W.C. • SOLAR PANEL AND EV CHARGER • LANDSCAPED GARDEN WITH PATIO • DOUBLE GARAGE, OFF STREET PARKING

Description

An exceptional detached six bedroom residence offering approximately 4,311 sq ft of accommodation over three floors, with an impressive detached outbuilding. Entering via the enclosed porch, this impressive entrance hall provides access to all floors via the staircase and lift and leading to the generous lounge and gym room. To the rear, the accommodation opens into a superb open-plan dining and family room. The kitchen is positioned to the rear and is beautifully appointed with a range of kitchen cupboards, integrated appliances and a central island. Bi-fold doors open directly onto the rear garden with a utility room. A shower room / W.C. complete the ground floor.





To the first floor are three double bedrooms. The principal bedroom benefits from a dressing room and en-suite shower room. The remaining bedrooms are served by a family bathroom. The second floor benefits from three double bedrooms fitted with wardrobes, en-suite and kitchen or can be arranged as a two bedroom self contained annex.. To the rear, the beautifully landscaped rear garden features a generous patio with mature trees and shrub borders while leading to the outbuilding utilised as a home office. Internally it is divided by a partition into two halves fitted wardrobes in one and a fitted kitchen to the other with a Jack-and-Jill shower room. The property benefits from an integral double garage providing off-street parking, solar panel, batteries, air conditioning and ev charger.

Location

The Avenue is one of Hatch End's finest roads, just a short stroll from Hatch End and Pinner High Streets and a variety of shopping facilities. For commuters, Hatch End provides a regular service into London Euston, with nearby Pinner providing the Met Line. The area is well served by primary and secondary schooling, including Grimsdyke Primary School and Hatch End High School, with plenty of local parks close by.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

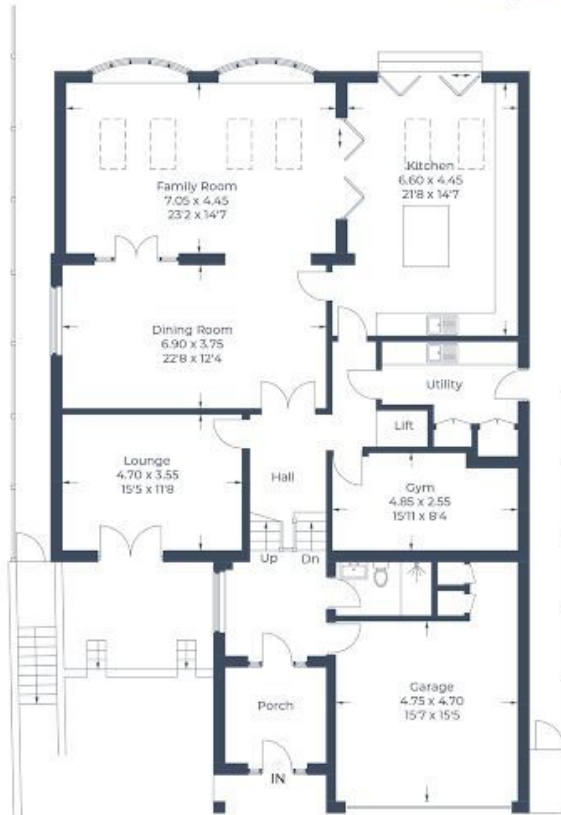
Council Tax Band: G

Energy Efficiency Rating: B

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



Approximate Gross Internal Area
 Ground Floor = 193.0 sq m / 2,077 sq ft
 First Floor = 80.0 sq m / 861 sq ft
 Second Floor = 78.0 sq m / 840 sq ft
 Main House Total = 351.0 sq m / 3,778 sq ft
 Detached Outbuilding = 49.5 sq m / 533 sq ft
 Total (House And Outbuilding) = 400.5 sq m / 4,311 sq ft



Ground Floor



(Not Shown in Actual Location / Orientation)



First Floor



Second Floor

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

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