



**SPACIOUS DETACHED THREE BEDROOM, TWO BATHROOM FAMILY HOME WITH GARAGE, OWN DRIVEWAY AND NO ONWARD CHAIN**

Colburn Avenue, Pinner, HA5 4PQ

**ROBSONS**

Colburn Avenue, Pinner, HA5 4PQ

**ENTRANCE HALLWAY • THREE BEDROOMS •  
FAMILY BATHROOM AND GROUND FLOOR  
SHOWER ROOM • RECEPTION ROOM •  
KITCHEN • GARDEN • GARAGE AND OWN  
DRIVEWAY • OFF STREET PARKING • CHAIN  
FREE • POTENTIAL TO EXTEND (STPP)**

### Description

A three bedroom detached family home offering an excellent opportunity for refurbishment and modernisation, extending to approximately 1,121 sq ft including eaves storage and arranged over two floors.

The accommodation comprises of a welcoming entrance hall leading through to a generously proportioned reception room with patio doors opening out to the patio garden area. The kitchen is positioned to the rear/side of the property with fitted cabinets and side access to the garden.

The ground floor further comprises two bedrooms together with a family bathroom. Stairs rise to the first floor where there is an additional double bedroom, a second bathroom and extensive eaves storage.





Requiring modernisation throughout, the property presents an exciting opportunity for purchasers seeking a renovation project with potential to improve and reconfigure, subject to the necessary consents.

Outside, the property enjoys a delightful rear garden, predominantly laid to lawn and affording a good degree of privacy, enhanced by mature trees and well-stocked shrub borders. To the front, there is a further garden with established planting, together with a garage and private driveway providing off-street parking.

### **Location**

Colburn Avenue is a sought after road being within the school catchment area for Grimsdyke School and within walking distance to Hatch End Broadway with its wide range of shops, restaurants and coffee bars, as well as at Hatch End Overground rail station.

### **Additional Information**

Tenure: Freehold

Local Authority: London Borough of Harrow

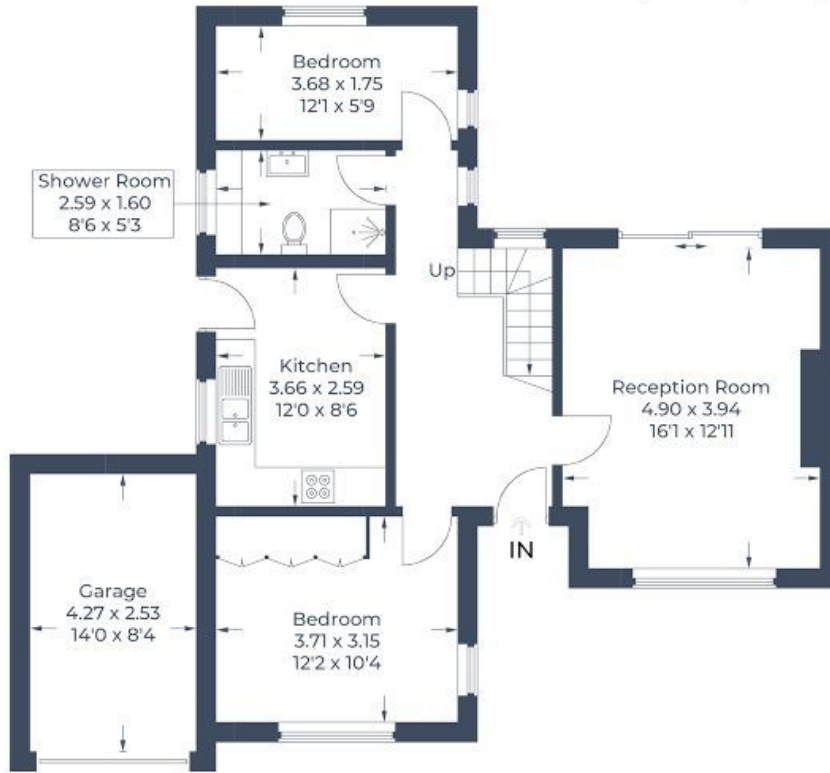
Council Tax Band: F

Energy Efficiency Rating: E

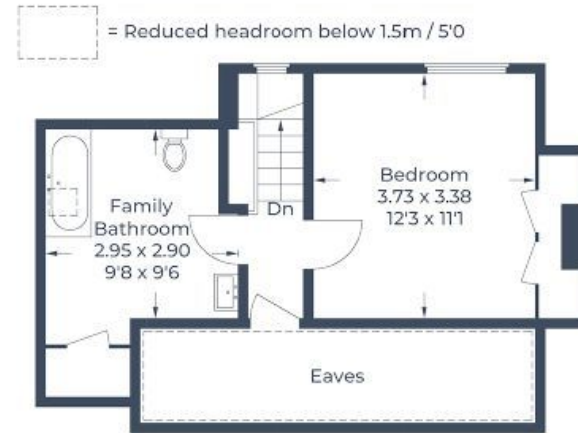
For additional information, please refer to [www.robsonsworld.com](http://www.robsonsworld.com) or call us on: 020 8866 8083.



Approximate Gross Internal Area  
 Ground Floor = 65.3 sq m / 703 sq ft  
 First Floor = 38.8 sq m / 418 sq ft  
 Garage = 10.8 sq m / 116 sq ft  
 Total = 114.9 sq m / 1,237 sq ft  
 (Including Eaves)



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
 © CJ Property Marketing Produced for Robsons



1 High Street, Pinner HA5 5PJ  
 Tel: 020 8866 8083 Email: pinner@robsonswb.com  
[www.robsonswb.com](http://www.robsonswb.com)

SCAN TO VISIT



OUR WEBSITE

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.