



**A SUBSTANTIAL FIVE BEDROOM, THREE RECEPTION DETACHED FAMILY RESIDENCE
WITH GARAGE, OWN DRIVEWAY AND OFF STREET PARKING**

Anselm Road, Pinner, HA5 4LJ

ROBSONS

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DETACHED • FIVE BEDROOMS • FAMILY BATHROOM • DINING ROOM • SITTING ROOM • KITCHEN / BREAKFAST ROOM • UTILITY ROOM • SNUG & GROUND FLOOR SHOWER ROOM • GARDEN AND PATIO AREA • GARAGE, OWN DRIVEWAY AND OFF STREET PARKING

Description

A welcoming entrance porch opens into the heart of the home, where a charming snug provides a cosy retreat. To the front of the property, the elegant dining room enjoys a pleasant outlook. To the rear, the spacious sitting room is a superb living space featuring a striking fireplace and patio doors that open directly onto the rear garden. The impressive kitchen/breakfast room is fitted with an extensive range of contemporary wall and base units and integrated appliances. There is ample room for a breakfast table, while patio doors provide direct access to the garden and internal doors create an easy flow through to the sitting room. Adjoining the kitchen is a separate utility room offering additional storage and a convenient side door leading to the garage. Completing the ground floor is a shower room.





The first floor provides four well-proportioned bedrooms. The principal bedroom benefits from an extensive range of fitted wardrobes. A modern family bathroom serves this floor, complemented by a separate WC for added convenience. Occupying the entire second floor is an impressive fifth bedroom, enhanced by useful under eaves storage. The rear garden has a generous rear patio leading onto a well-maintained lawn enclosed by mature shrubs and established trees. To the front, the property enjoys a landscaped garden together with a private driveway providing off-street parking and access to the garage. Gated side access leads to the rear garden, while a rear access door provides further entry into the garage.

Location

Hatch End can be found within footsteps from this property offering a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Overground at Hatch End station, along with the Metropolitan Line nearby at Pinner station, with both lines providing a fast and frequent service into the heart of Central London and beyond. The area is well served for primary and secondary schooling, children's parks/playgrounds and recreational facilities.

Additional Information

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax Band: G

Energy Efficiency Rating:TBC



Approximate Gross Internal Area
 Ground Floor = 102.0 sq m / 1,098 sq ft
 First Floor = 76.4 sq m / 822 sq ft
 Second Floor = 25.9 sq m / 279 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 217.2 sq m / 2,338 sq ft
 (Excluding Eaves)



Ground Floor



First Floor



Second Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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1 High Street, Pinner HA5 5PJ
 Tel: 020 8866 8083 Email: pinner@robsonswb.com
www.robsonswb.com