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THE AVENUE, HATCH END, MIDDLESEX, HA5 4EL



PRICE....£1,995,000....FREEHOLD

This substantial five bedroom, four bathroom detached family house (3783 sq.ft/351.4 sq.m) is set on a large plot on one of Hatch End's premier roads. The luxurious and contemporary living accommodation is presented in excellent order throughout and has underfloor heating to the ground and first floor. The impressive entrance hall has a vaulted ceiling and leads to a 32' living room, a family room, study and a 24' x 21' kitchen with an extensive range of units and a feature curved breakfast bar with Corian worktops. There is also a utility room and guest cloakroom. The principal bedroom benefits from a walk-in wardrobe and en-suite bath/shower room, bedroom two has an en-suite shower room and bedroom three and four are also en-suite. The second floor has a 26' x 20' fifth bedroom which could easily be used as a living/sleeping area for an au-pair or as a games room and has an en-suite shower room. Outside the front provides off street parking for several cars and a garage and benefits from an electric gate and an EV charging point. The 110' x 50' rear garden has an ornate patio and large lawn with mature trees borders and access to a home gym. The property is ideally located within the catchment area of Grimsdyke School (Ofsted Outstanding) and within half a mile of Hatch End Broadway offering a wide selection of shops, restaurants and the Overground Train Station (Euston within 25 minutes). Offered with no upper chain.

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COUNCIL TAX

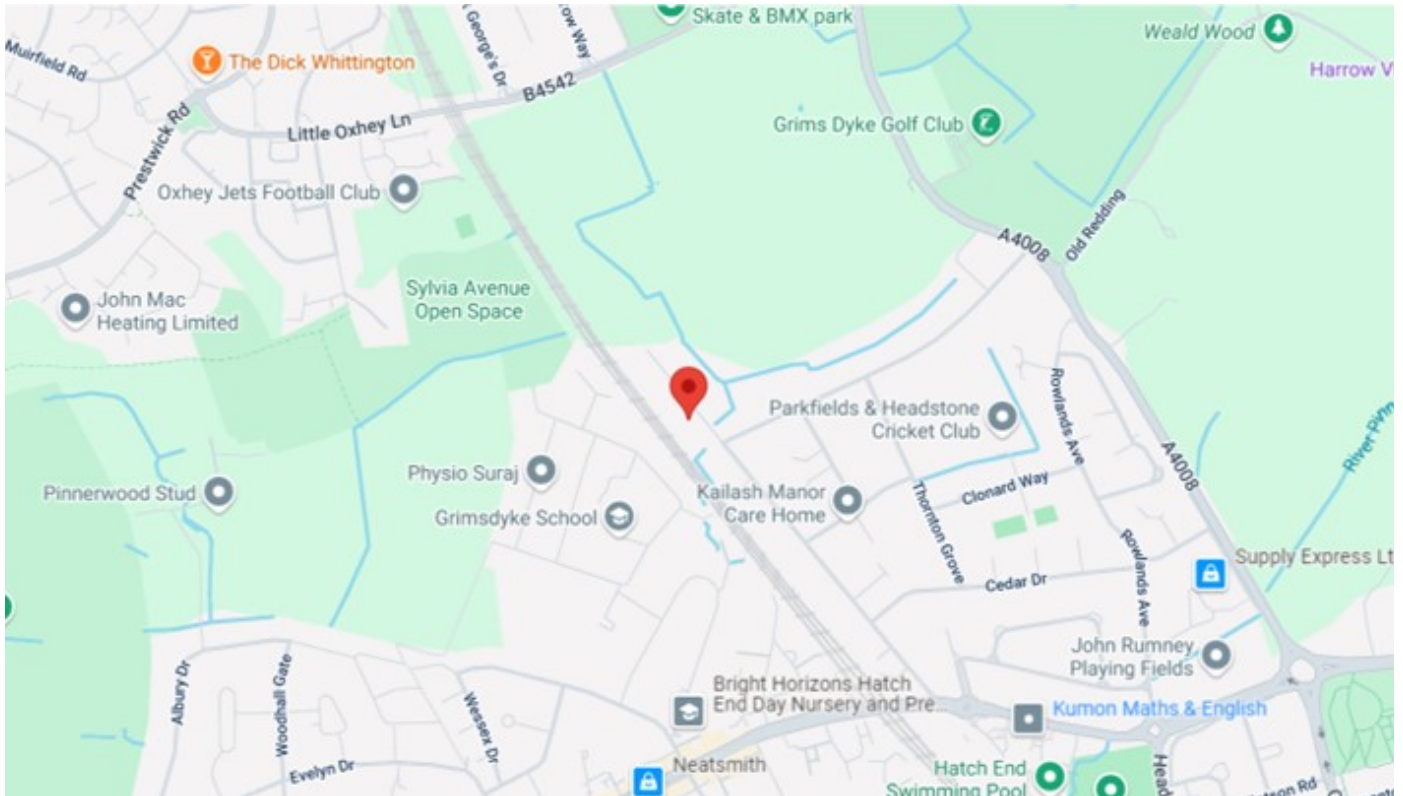
London Borough of Harrow - Band G - £3,993.10

LOCAL SCHOOLS

Grimsdyke School - 0.01 miles
Hatch End High School - 0.95 miles

LOCAL TRANSPORT

Hatch End Station (Overground/Lioness Line) - 0.6 miles



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The Avenue

Approximate Gross Internal Area

Ground Floor = 154.8 sq m / 1,666 sq ft

First Floor = 117.7 sq m / 1,267 sq ft

Second Floor = 70.0 sq m / 753 sq ft

Gym = 8.9 sq m / 96 sq ft

(Excluding Garage)

Total = 351.4q m / 3782 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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For appointments to view please call David Charles 020 8866 0222

All measurements are taken manually and whilst every care is taken with their accuracy they must be considered approximate and should not be relied upon when purchasing carpets or furniture. No responsibility is taken for any error, omission or misunderstanding in these particulars which do not constitute an offer or contract. Services and appliances have not been tested and therefore no warranty is offered on their operational condition.