



**A THREE BEDROOM HOME IN A DESIRABLE LOCATION WITH NO ONWARD CHAIN**

Grimsdyke Road, Hatch End, Pinner, HA5 4PW

**ROBSONS**



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**ENTRANCE HALLWAY • TWO RECEPTION ROOMS • WELL EQUIPPED KITCHEN • THREE BEDROOMS • FAMILY BATHROOM • SEPARATE WC • EAVES STORAGE SPACE • WELL MAINTAINED GARDEN • OFF-STREET PARKING • GARAGE • NO ONWARD CHAIN**

## Description

Available to the market with no onward chain, is this charming three bedroom Artagen style home situated just moments from local playing fields, Schools (catchment for Grimsdyke School), shopping facilities and excellent transport links, perfect for the growing family.

The ground floor comprises a welcoming entrance hallway with stairs to the first floor, a front aspect reception room with a bay window, and a second, slightly larger reception room with a feature fireplace and access to the garden. Completing the ground floor is a well-equipped kitchen offering plenty of storage space, an integrated hob / oven, and access to the side and rear of the property.







The first floor has a galleried landing and hosts three generous bedrooms with one benefiting from fitted wardrobes and another benefiting from access to eaves storage space, a family bathroom with a separate WC, and a useful store cupboard. Externally the property boasts a well maintained, private rear garden that is laid to lawn with mature shrubs/hedges, and a patio area perfect for outdoor dining in the summer months. To the front there is a small lawn with a driveway providing off-street parking and a garage.

### Location

Located on a sought-after road off Hatch End high street, this property is conveniently close to a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. Pinner Village is also close by and offers additional shopping facilities and restaurants for you to enjoy. For commuters, there are excellent transport links in the area with the Overground services at Hatch End station and the Metropolitan line available at Pinner tube station. The area is well served by primary and secondary schooling, (catchment for Grimsdyke school) children's play areas and recreational facilities.

### Additional Information

Guide Price: Price on Application

Tenure: Freehold

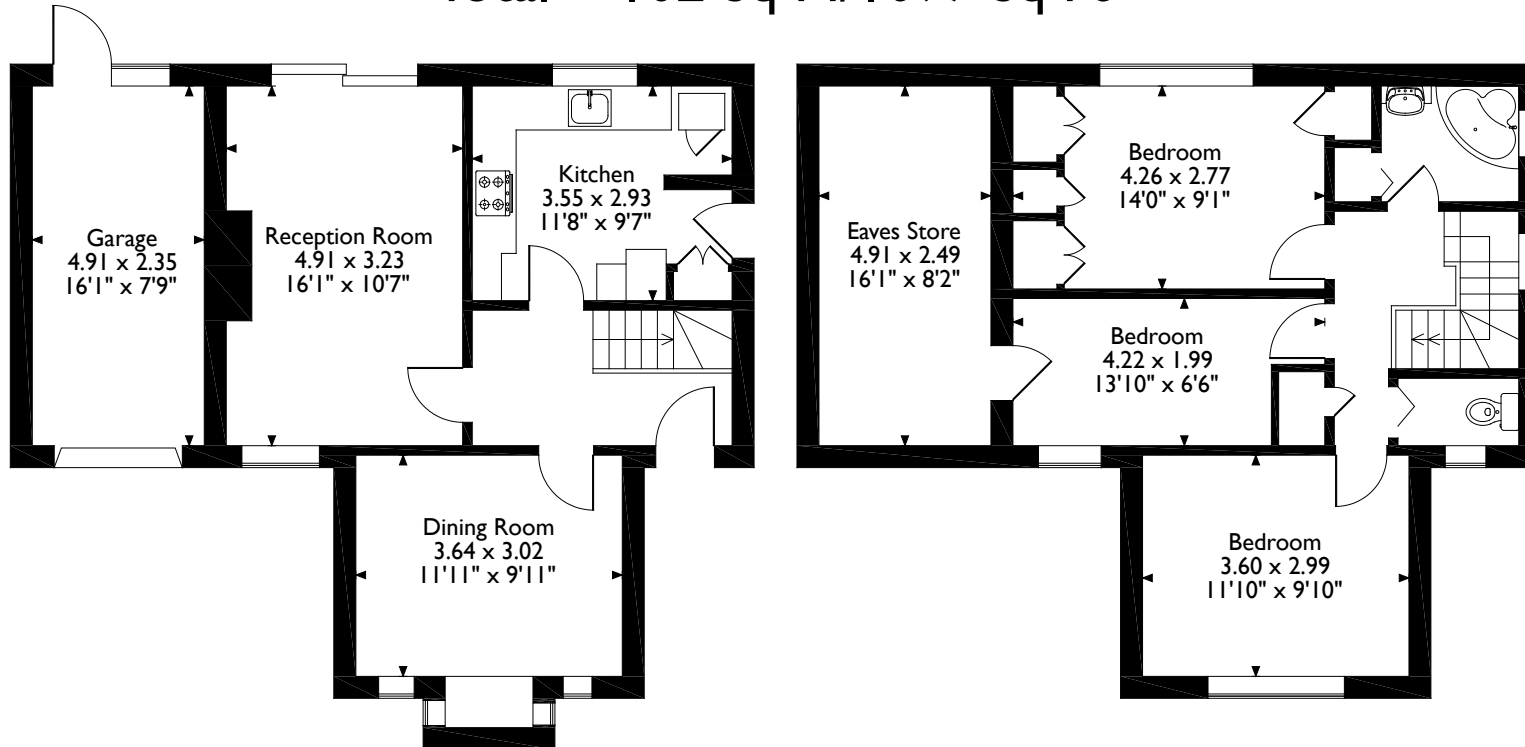
Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band E



Grimsdyke Road, Pinner  
Approximate Gross Internal Area  
Main House = 90 Sq M/968 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 102 Sq M/1097 Sq Ft



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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