



**A CHARMING THREE BEDROOM FAMILY HOME WITH SCOPE TO EXTEND (STPP)**

Rowlands Avenue, Hatch End, Pinner, HA5 4DF

**ROBSONS**

# A THREE BEDROOM FAMILY HOME WITH GARAGE AND CONSERVATORY

ROWLANDS AVENUE, HATCH END, PINNER, MIDDLESEX, HA5 4DF

LOUNGE • DINING ROOM • CONSERVATORY • KITCHEN • GUEST CLOAKROOM • UTILITY • THREE BEDROOMS • FAMILY BATHROOM • GARAGE • GARDEN • OFF-STREET PARKING

## Description

Robsons are delighted to bring to market this fabulous, three bedroom family home. The property offers great opportunity to add your own stamp or possibly extend (STPP).

To the front of the property is a comfortable lounge with fireplace and a good sized window for the benefit of natural daylight. The end of the hallway opens up into a sociable living area with kitchen, dining room and a conservatory leading to the garden.

To the kitchen are wall and base units with appliances. From the kitchen is an arched doorway that leads to the bright conservatory and an additional door that flows into the dining room which also has access to the conservatory.





Stairs lead to the first floor which consists of three bedrooms and a family bathroom with separate WC. Bedroom one has built-in wardrobes with all bedrooms off landing.

To the rear of the property is a well maintained garden that is laid to lawn with a path, borders and secluded with fence panels. At the front of the property is an integral garage and driveway for off street parking.

### **Location**

Rowlands Avenue is a sought-after road just a short distance from Hatch End high street and a variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, Hatch End station offers the Overground services to Euston as well as there being many local bus routes in the area. Alternatively, Pinner station is close by with the Metropolitan Line providing regular links into the City. The area is well served by local primary and secondary schooling, children's play areas and recreational facilities.

### **Additional Information**

Tenure: Freehold

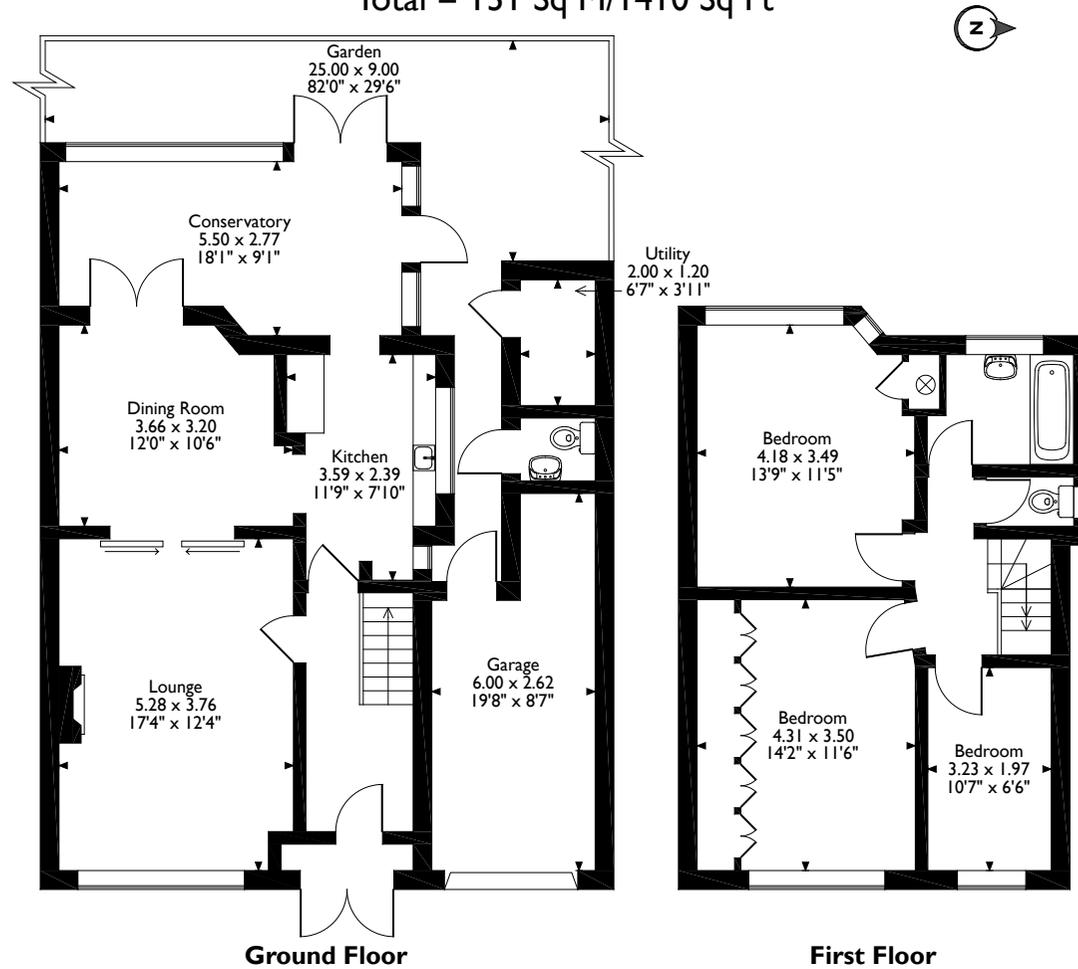
Local Authority: London Borough Of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band E



Rowlands Avenue, Pinner  
 Approximate Gross Internal Area  
 Main House = 114 Sq M/1227 Sq Ft  
 Garage = 17 Sq M/183 Sq Ft  
 Total = 131 Sq M/1410 Sq Ft



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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