

DAVID CHARLES

ESTATE AGENTS • VALUERS • SURVEYORS
THE ESTATE OFFICE • 34 HIGH STREET • PINNER • MIDDLESEX HA5 5PW
TELEPHONE 020 8866 0222 • FAX 020 8868 3544
WEBSITE www.david-charles.co.uk • E-MAIL pinner-sales@david-charles.co.uk

ROYSTON PARK ROAD, HATCH END, HA5 4AE



PRICE...£1,295,000....FREEHOLD

This substantial six bedroom detached house (2712 sq ft/251 sq m) is presented in good order throughout and offers spacious and flexible living accommodation. There are two reception rooms, a home office, an 'eat in' kitchen with granite work tops and a utility room. The first floor has four double bedrooms with all benefitting from en-suite bath/shower rooms and the second floor has two double bedrooms, a separate bathroom and a storeroom. Outside the front drive provides off street parking for several cars and the secluded rear garden has a large patio and main lawn with herbaceous borders. The house is located on one of Hatch End's premier roads, within easy reach of a wide range of restaurants, shopping and transport facilities at the Broadway.

020 8866 0222









COUNCIL TAX

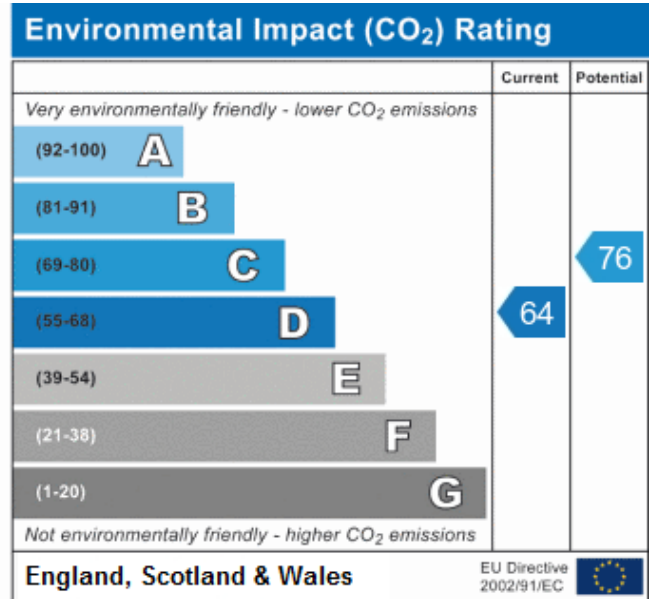
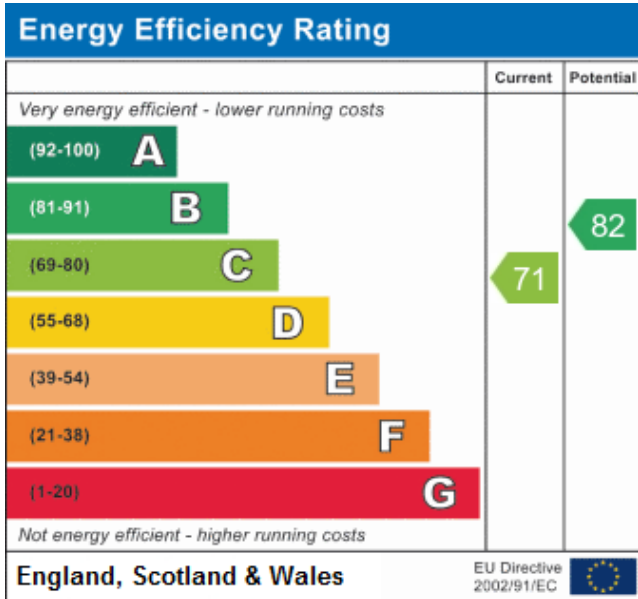
London Borough of Harrow - Band G - £3091.32

LOCAL SCHOOLS

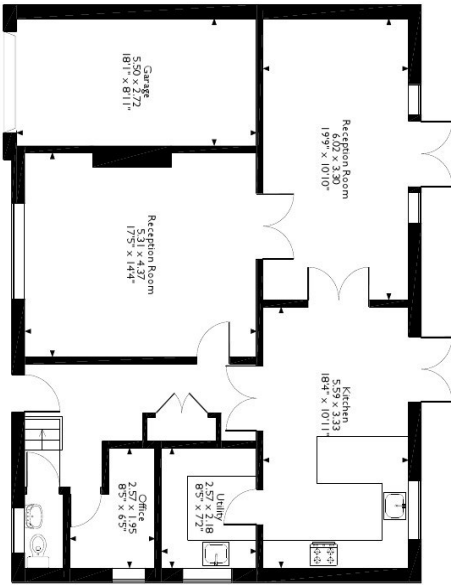
- Grimsdyke Primary School - 0.32 Miles
- Cedar Manors Primary School - 1.01 Miles
- Hatch End High School - 0.80 Miles
- Nower Hill High School - 1.61 Miles

LOCAL TRANSPORT

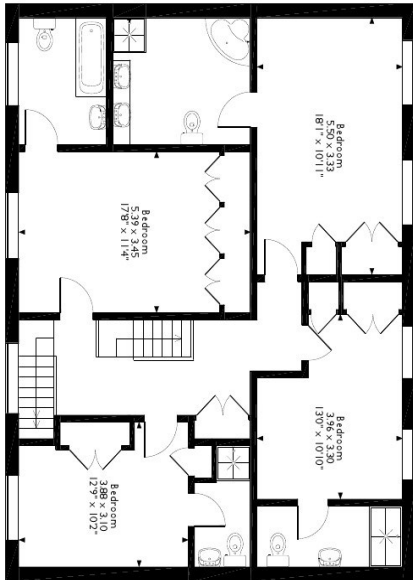
- Hatch End Station (London Overground) - 0.6 Miles
- Pinner Station (Metropolitan Line) - 2.2 Miles



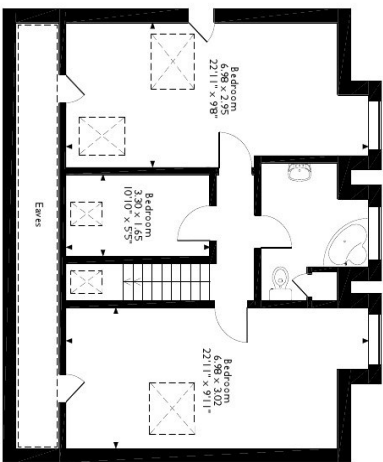
Royston Road
 Approximate Gross Internal Area
 Main House = 251 Sq M/2712 Sq Ft
 Garage = 15 Sq M/166 Sq Ft



Ground Floor



First Floor



Second 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.

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.