



A well presented four bedroom semi detached family home  
The Glen, Pinner, Middlesex HA5 5AX

**ROBSONS**



**Asking Price: £1,895 pcm**

## **A well presented four bedroom semi detached family home**

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• DINING ROOM • RECEPTION ROOM • KITCHEN • GROUND FLOOR BEDROOM WITH ENSUITE SHOWER ROOM • THREE FURTHER BEDROOMS • BATHROOM • GARDEN WITH PATIO AREA • GAS CENTRAL HEATING • DOUBLE GLAZING • OFF STREET PARKING • UNFURNISHED

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### **Description**

A well presented four bedroom semi detached family home presented in good order throughout. The ground floor comprises of a fitted kitchen, living room, dining room, bedroom four/study and guest cloakroom. The first floor comprises of a family bathroom, two double bedrooms and one single bedroom. Private rear and front gardens. Off street parking. The property is located on a quiet residential road.

### **Location**

Pinner, Rayners Lane and Eastcote can all be found within close proximity offering a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner, Rayners Lane and Eastcote tube stations with the Piccadilly Line also at Eastcote station. Both these lines provide 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

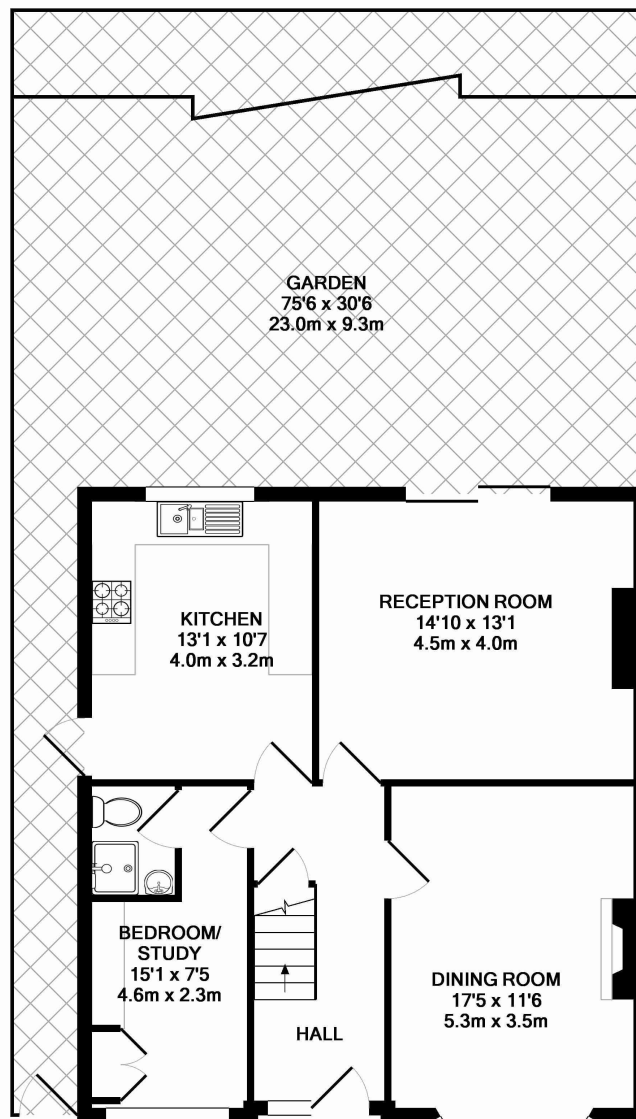
- Local Authority: Harrow
- Council Tax: Band E
- Energy Efficiency Rating: Band E
- Available Date: 09/07/2021

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>		85	(81-91) <b>B</b>		83
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	52		(39-54) <b>E</b>	44	
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC			<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



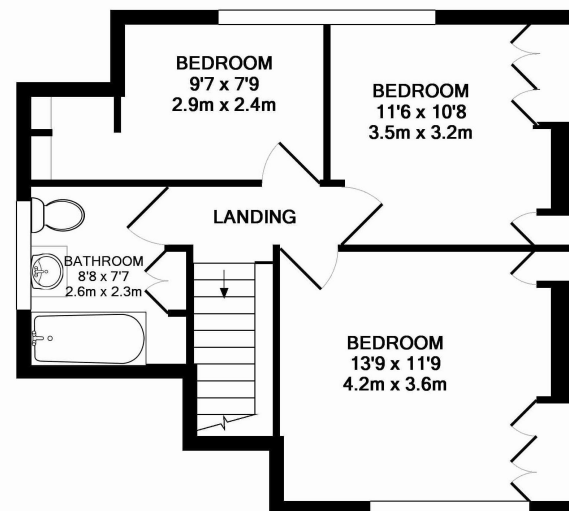


GROUND FLOOR  
APPROX. FLOOR  
AREA 719 SQ.FT.  
(66.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1198 SQ.FT. (111.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR  
AREA 479 SQ.FT.  
(44.5 SQ.M.)



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