



A spacious four bedroom detached family home  
Lyncroft Avenue, Pinner, Middlesex HA5 1JU

**ROBSONS**



**Asking Price: £2,950 pcm**

## **A spacious four bedroom detached family home**

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• DINING ROOM • LIVING ROOM • PLAY ROOM • KITCHEN/BREAKFAST ROOM • MASTER BEDROOM WITH ENSUITE SHOWER ROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM • DRIVEWAY & GARAGE • REAR GARDEN • UNFURNISHED

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### **Description**

A spacious four bedroom detached family home presented in an excellent condition throughout. The ground floor comprises of entrance hallway, two reception rooms, kitchen/breakfast room, downstairs guest cloakroom and play room. To the first floor there are four bedrooms, master with ensuite shower and a family bathroom. The property is offered unfurnished with a garage and parking via own driveway and private rear garden.

**\*\* An advance reservation payment of one weeks rent is required to secure this property\*\***

### **Location**

Pinner can be found within close proximity offering a variety of boutique shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at Pinner station, providing 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: London Borough of Harrow
- Council Tax Band: F
- Deposit Amount: £3,403.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band E
- Available Date: 24/11/2023

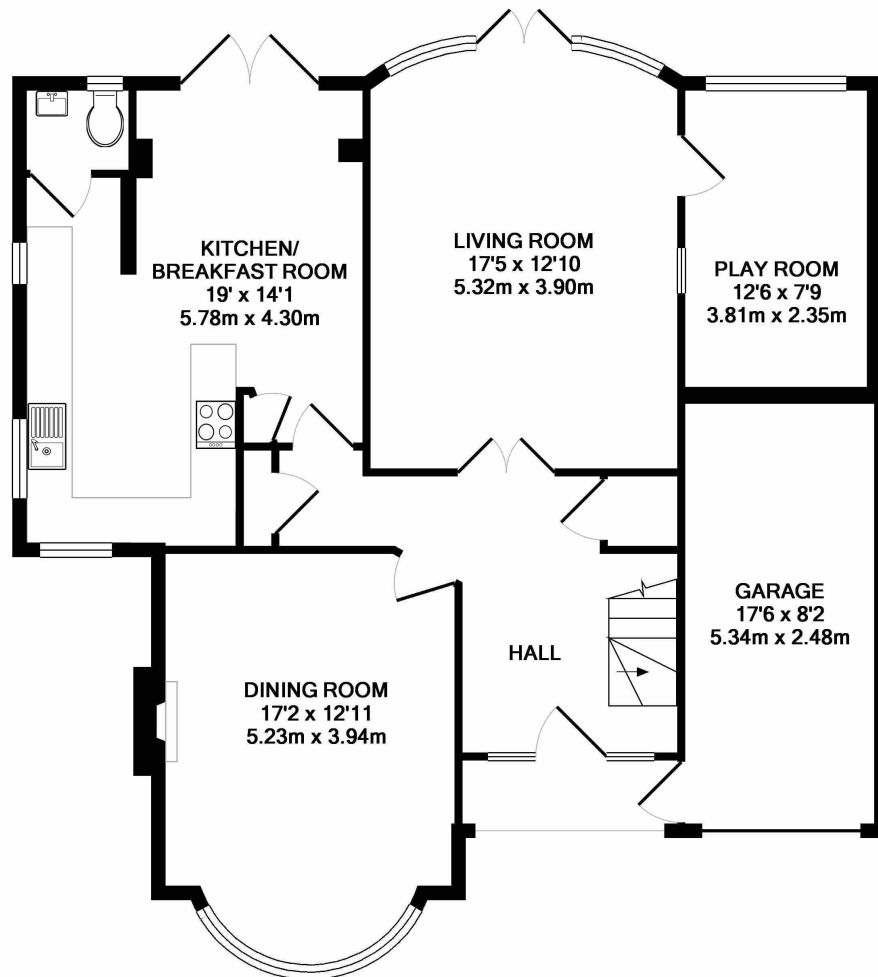
Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		78	(69-80) <b>C</b>		79
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>	54		(39-54) <b>E</b>	55	
(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, Scotland &amp; Wales</b> EU Directive 2002/91/EC			<b>England, Scotland &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.

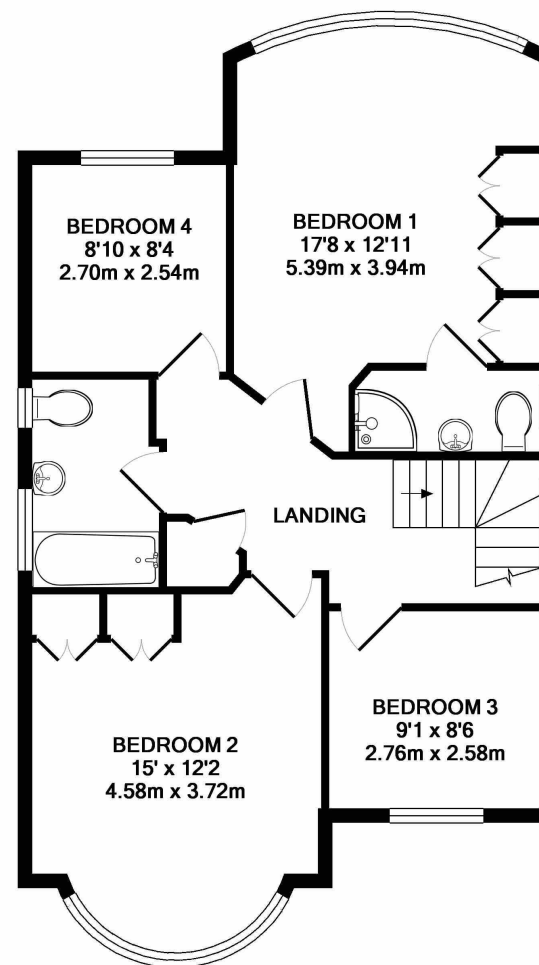
The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.







GROUND FLOOR  
APPROX. FLOOR  
AREA 1059 SQ.FT.  
(98.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 689 SQ.FT.  
(64.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1747 SQ.FT. (162.3 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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