



A four bedroom semi detached family home  
Chestnut Drive, Pinner, Middlesex HA5 1LY

**ROBSONS**



**Asking Price: £2,300 pcm**

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

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• ENTRANCE HALL • THROUGH LOUNGE • FITTED KITCHEN • UTILITY • CONSERVATORY • THREE BEDROOMS TO 1ST FLOOR • FAMILY BATHROOM • MASTER BEDROOM TO 2ND FLOOR with ENSUITE • INTEGRATED GARAGE • REAR GARDEN • UNFURNISHED

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### **Description**

A four bedroom semi detached family home situated in a popular location just moments from local schools and amenities and offering generous living accommodation across three floors. Outside there is a well maintained garden to the rear, a garage and off street parking via own driveway.

### **Location**

Pinner, Rayners Lane and Eastcote high streets can all be found close by offering a variety of shops, restaurants, coffee houses and popular supermarkets. Transport facilities include local bus links and the Metropolitan Line at all three tube stations with the Piccadilly Line also at Rayners Lane and Eastcote tube station, both 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: London Borough of Harrow
- Council Tax Band: F
- Energy Efficiency Rating: Band E
- Available Date: 25/11/2020

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>		75	(69-80) <b>C</b>		79
(55-68) <b>D</b>			(55-68) <b>D</b>	58	
(39-54) <b>E</b>	54		(39-54) <b>E</b>		
(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		

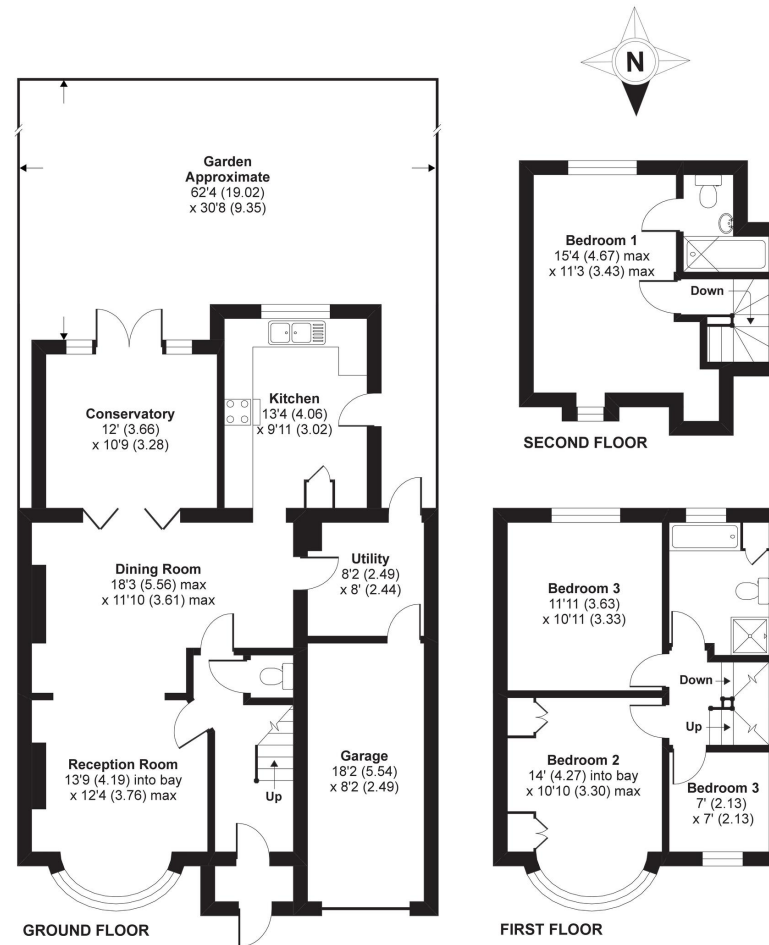
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.



# Chestnut Drive, Pinner, HA5

APPROX. GROSS INTERNAL FLOOR AREA 1650 SQ FT 153.3 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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