



A spacious and contemporary four bedroom, three bathroom detached family home  
Francis Road, Pinner, HA5 2ST

**ROBSONS**

**Asking Price: £3,500 pcm**

## **A spacious and contemporary four bedroom, three bathroom detached family home**

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• ENTRANCE HALLWAY • KITCHEN/BREAKFAST ROOM • LIVING ROOM/DINING ROOM • UTILITY ROOM & SNUG • DOWNSTAIRS CLOAKROOM • FOUR BEDROOMS- MASTER WITH ENSUITE SHOWER ROOM • FAMILY BATHROOM • GARAGE • DRIVEWAY FOR MULTIPLE CARS • LANDSCAPED PRIVATE REAR GARDEN • FURNISHED OR UNFURNISHED

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### **Description**

A luxuriously spacious and contemporary four bedroom, two bathroom detached family haven of sheer elegance, featuring an array of plush living areas and modern inclusions. Occupying a large plot on a sought after road just a short walk from Pinner High Street and surrounding Schools.

Internally the ground floor offers a spacious living room leading to a separate dining room, guest cloakroom, modern kitchen with integrated appliances utility room and a further reception room. The first floor has four spacious bedrooms one of which has an ensuite and there is also a separate family bathroom. Externally offering a driveway with space for multiple vehicles with an electric charging point for electric vehicles, a garage and landscaped private rear garden.

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

### **Location**

Situated off Bridle Road close to both Eastcote and Pinner high streets which both offer a wide variety of shopping facilities, restaurants, coffee houses and popular supermarkets. For commuters, the Metropolitan Line is accessible at nearby Eastcote & Pinner stations, with Eastcote station also offering the Piccadilly Line. Both lines provide a regular service into London. The area is well served by local primary and secondary schooling, children's parks/playgrounds and recreational facilities.





**Additional Information**

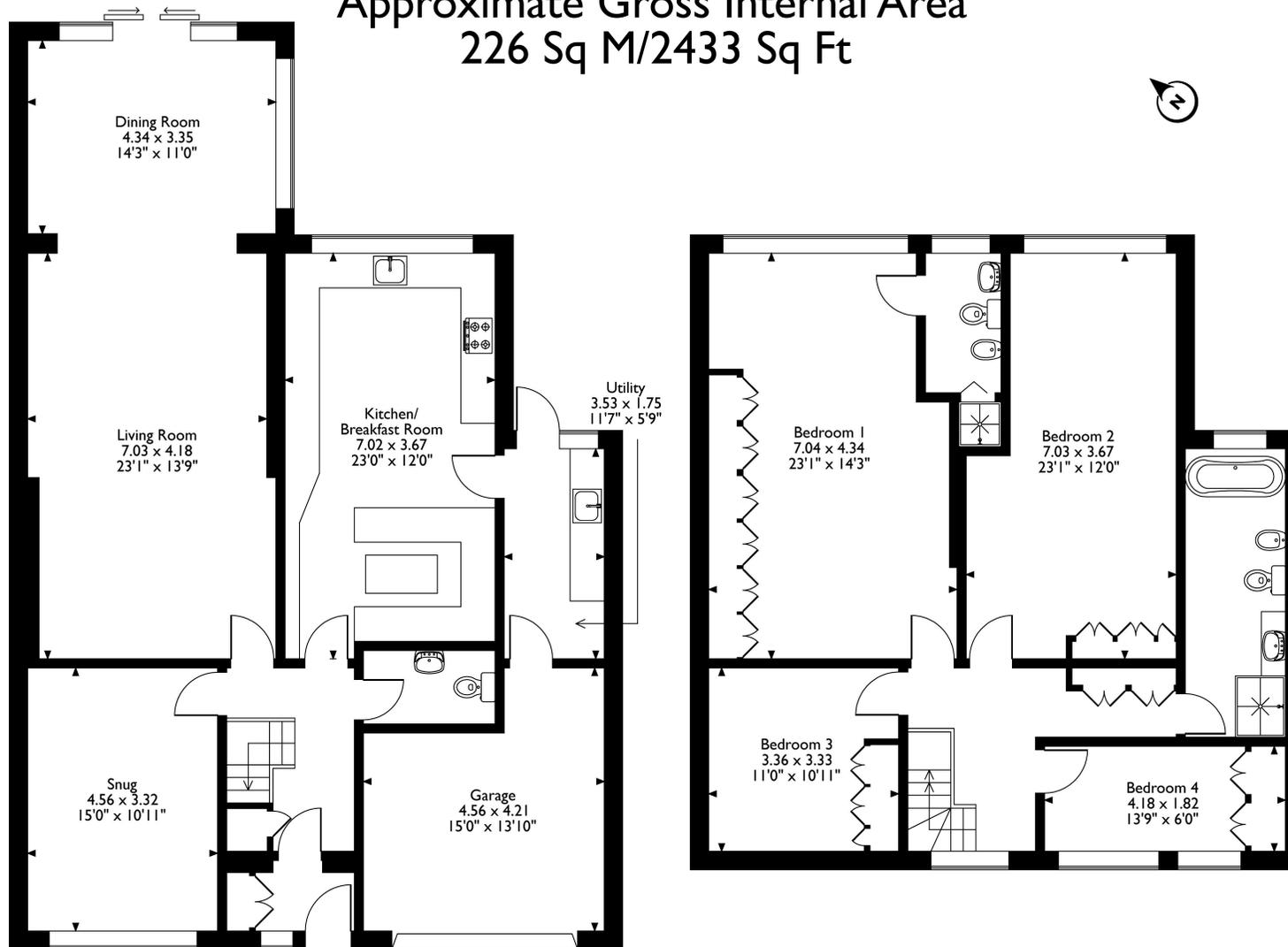
- Local Authority: Hillingdon
- Council Tax Band: G
- Deposit Amount: £4,038.00
- Reservation Payment: One weeks rent
- Energy Efficiency Rating: Band D
- Available Date: 03/03/2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		75
55-68 <b>D</b>	58	
39-54 <b>E</b>		
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 



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## Approximate Gross Internal Area 226 Sq M/2433 Sq Ft



**Ground Floor**

**First 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.



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