



A CHARACTER THREE BEDROOM FAMILY HOME WITH NO ONWARD CHAIN

The Avenue, Pinner, HA5 5BW

ROBSONS

ENTRANCE PORCH & HALLWAY • GUEST CLOAKROOM WITH SHOWER • TWO GENEROUS RECEPTION ROOMS • EXTENDED KITCHEN/BREAKFAST ROOM • THREE DOUBLE BEDROOMS • FAMILY BATHROOM, SEPARATE WC • PRIVATE REAR GARDEN • OFF-STREET PARKING • GARAGE • SCOPE TO EXTEND (STPP) •

Description

Available to the market with no onward chain, is this beautifully maintained, three bedroom, two bathroom, semi-detached family home offering both character and charm, with the scope to further extend (STPP). This property is ideally located within equal distance of Rayners Lane, North Harrow and Pinner's amenities, as well as local schools and excellent transport links.

The ground floor comprises an entrance porch and hallway with a guest cloakroom that also features a walk-in shower. There is a front aspect dining room with a character fireplace, and a large lounge that is flooded with natural light and has direct access to the garden. Completing the ground floor is an extended kitchen/breakfast room that offers ample storage space, integrated appliances and plenty of space for a small dining table & chairs.





To the first floor there are three good size double bedrooms with fitted wardrobes, a family bathroom with access to eave' storage space, and a separate WC.

Externally this charming property has a private, South-easterly facing garden that is laid to lawn with a patio area. To the front there is a driveway providing off-street parking, a small lawn and a garage.

Location

Situated close to the local amenities at Rayners Lane high street, as well as being just a short distance from North Harrow, Pinner and Eastcote, all of which provide a vast selection of shopping facilities and restaurants. For commuters, Rayners Lane train station is nearby and offers the Metropolitan and Piccadilly line services into Central London. The area is well served by children's play areas, recreational facilities and numerous primary and secondary schools, including Longfield Primary School just a few minutes away.

Additional Information

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band F

Energy Efficiency Rating: Band D

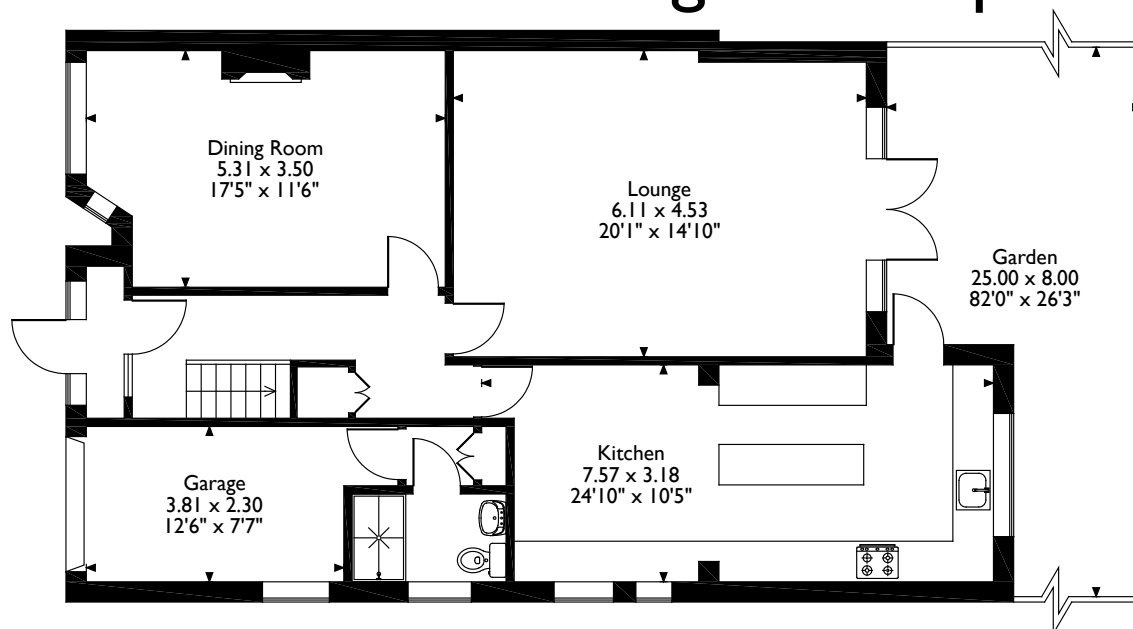


The Avenue, Pinner

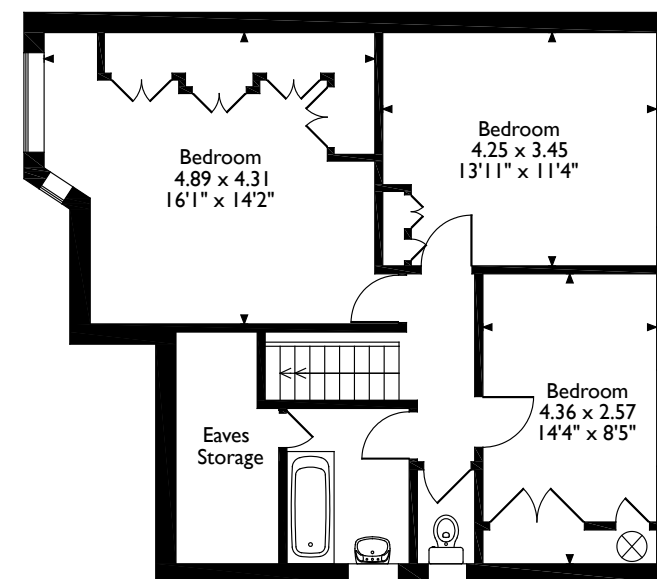
Approximate Gross Internal Area

Main House = 137 Sq M / 1475 Sq Ft

Garage = 14 Sq M / 151 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.

ROBSONS

1 High Street, Pinner, Middlesex, HA5 5PJ
 Tel: 0208 866 8083 Pinner@robsonswb.com
www.robsonswb.com

www.
 the
 londonoffice.co.uk
 40 ST JAMES'S PLACE SW1

Important notice: Robsons, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. Plot sizes and dimensions are taken from Promap and are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Robsons have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.