



**A CHAIN FREE THREE BEDROOM HOME WITH FURTHER SCOPE TO EXTEND (STPP)**

The Gardens, Pinner, HA5 5DW

**ROBSONS**



**CHAIN FREE • ENTRANCE PORCH & HALLWAY**  
**• GUEST CLOAKROOM • TWO RECEPTION**  
**ROOMS • LARGE KITCHEN/DINING ROOM**  
**• OFFICE • THREE BEDROOMS • FAMILY**  
**SHOWER ROOM • AIR CONDITIONING •**  
**ATTRACTIVE REAR GARDEN • OUTBUILDING**  
**• OFF-STREET PARKING • SCOPE TO FURTHER**  
**EXTEND (STPP)**

### Description

Available to the market with no onward chain, is this spacious and well-maintained, three-bedroom semi-detached property, offering the ideal setting for the growing family, with scope to further extend (STPP). The property enjoys a quiet but convenient location, being within easy reach of local high streets, schools and excellent transport links.

The ground floor comprises an entrance porch and hallway with a guest cloakroom and stairs to the first floor. There is a front aspect reception room with a feature fireplace, a separate lounge/sitting room with access to the garden, and a home office complete with fitted units. An impressive kitchen / dining room completes the ground floor, with a modern kitchen area featuring integrated appliances and ample storage space, as well as a light-filled dining area overlooking the garden. A set of double doors join the dining area to the lounge/sitting room, providing a great space for families and entertaining.







To the first floor there are two generously appointed double bedrooms with fitted wardrobes, a further bedroom with fitted wardrobes, and a family shower room.

Externally this property boasts a good-sized rear garden that is well maintained, with a lawn and a large patio area. In addition, there is an outhouse, ideal for a garden office or gym, and a garden shed. To the front there is a driveway allowing off-street parking for multiple cars.

### **Location**

Situated off Rayners Lane within equal distance of Pinner, Rayners Lane and North Harrow high streets, with excellent transport links close by, including the Piccadilly Line and/or the Metropolitan Line at nearby Rayners Lane and North Harrow Underground Stations.

The area is well served by primary and secondary schooling, with Longfield Primary School a short walk away, as well as children's parks/playgrounds and recreational facilities.

### **Additional Information**

Guide Price: Price on Application

Tenure: Freehold

Local Authority: London Borough of Harrow

Council Tax: Band E

Energy Efficiency Rating: Band D



The Gardens, Pinner  
 Approximate Gross Internal Area  
 Main House = 144 Sq M/1550 Sq Ft  
 Outbuildings = 17 Sq M/182 Sq Ft  
 Total = 161 Sq M/1732 Sq Ft



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**

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